



Holbrook Estate Agents are pleased to offer for sale this immaculate 3-bedroom mid link terraced property. Located in the very popular residential area of Ryhope, Sunderland.

The property comprises on the ground floor, Livingroom, internal hallway with cloakroom and storage cupboard, large kitchen/diner. To the first floor there is 3 good sized bedrooms, the master having a ensuite, a family bathroom completes the accommodation.

Externally there is a paved and lawned garden to the front, paved patio area and lawn to the rear. A gate gives access to 2 private parking spaces.

Council Tax Band- C
EPC- B

Lambert Road
Sunderland, County Durham, SR2

Asking Price:

£210,000

EPC Rating: B



Location:

Lambert Road, SR2 0FW is a residential address in the Ryhope area in the east of Sunderland in the county of Tyne & Wear.

Entrance Hall:

Composite double-glazed entrance door, carpeted, Radiator, Leading to stairs and living room

Lounge:

3.59 x 3.95

Front aspect - Double-glazed window with louver blinds, Radiator, Carpeted, Entertainment panel with concealed cobs.

Internal Hallway:

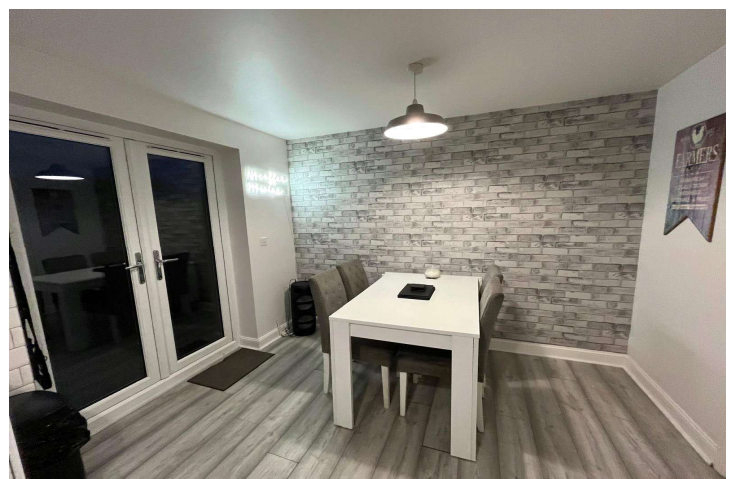
1.74 x 1.06

Access to cloakroom, Large under-stairs storage cupboard.

Kitchen/Diner:

4.61 x 3.02

Double-glazed windows with louver blinds, Full range of wall and base units, Stainless steel sink unit, Gas boiler (housed in unit), Tiled splashbacks, Laminate floor, French doors leading to rear garden, Electric oven, Gas hob,



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Extractor, Integrated washer/dryer, Integrated 70/30 fridge/ freezer, Integrated slimline dishwasher. (All appliance Zanussi).

Cloakroom:

1.68 x 1.91

Tiled splashback, Hand basin, Low-level W/C, Radiator, Vinyl flooring.

First Floor Landing:

1.0 x 2.82

Loft Entrance, Carpeted.



Master Bedroom:

2.88 x 2.59

Double-glazed window with louver blinds, Radiator, Carpeted flooring.

Ensuite Bathroom:

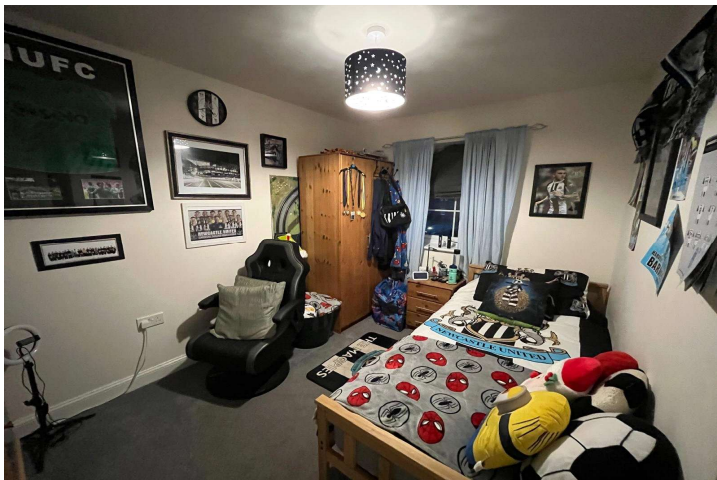
1.90 x 1.70

Double-glazed window with louver blinds, Shower enclosure with sliding door and bar shower, Wash hand basin, Low-level W/C, Heated towel radiator, Vinyl flooring

Bedroom 2:

2.72 x 2.93

Double Glazed Windows, Radiator, Carpeted



Bedroom 3:

2.93 x 2.13

Double Glazed Windows, Radiator, Carpeted

Family Bathroom:

1.91 x 1.68

Panelled bath, Wash hand basin, Radiator, Part Tiled, Vinyl Flooring, Extractor.

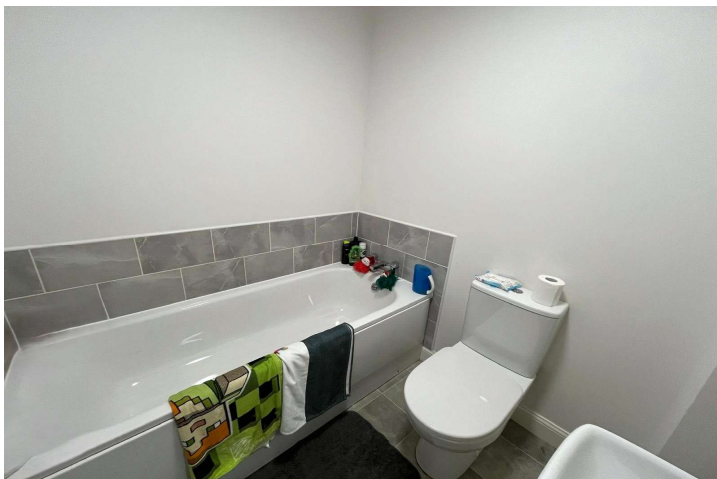
External

Front:

Paved and lawned.

Rear:

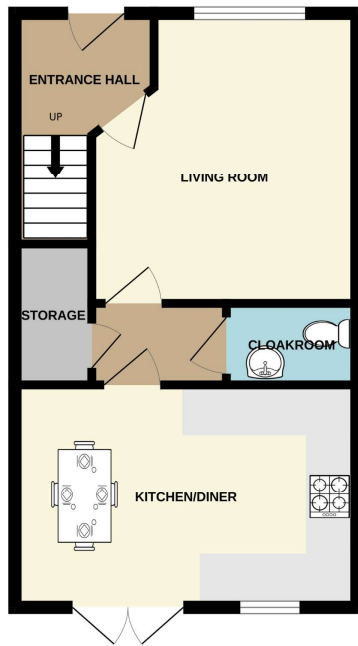
Paved patio and lawned areas, gate to private parking for 2 cars.



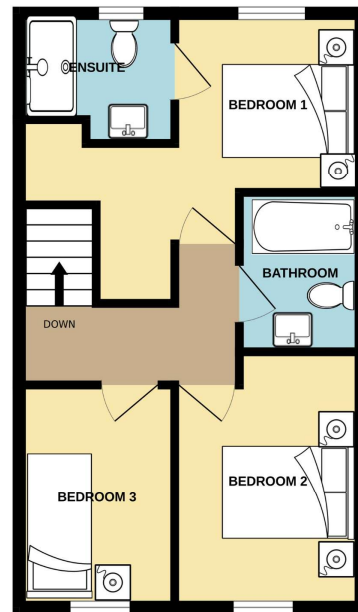
Disclaimer:

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of

GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 805 sq.ft. (74.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract