



3 Bedrooms

This modern, detached three-bedroom house offers a spacious and stylish living environment, perfect for families seeking comfort and contemporary design.

The property boasts a well-proportioned layout, featuring a bright and airy reception room, a fully fitted kitchen, ideal for both everyday living and entertaining guests.

Each bedroom provides ample space and natural light, complemented by a sleek, modern bathroom and Ensuite.

Externally, the property benefits from a private garden, offering a tranquil outdoor space for relaxation or family activities.

Additionally, a garage provides convenient off-road parking and extra storage.

Located in a sought-after residential area, the home is close to local amenities, schools, and transport links, ensuring excellent connectivity.

Eggleston Road

Ryhope, Sunderland, SR2

Asking Price:

£240,000

EPC Rating: B



Kitchen:
18'3" x 7'9" (5.56m x 2.36m)

Reception Room:
15' x 9'10" (4.57m x 3m)

WC (Ground Floor):
2'7" x 6'1" (0.79m x 1.85m)

Bedroom 1:
8'7" x 16'6" (2.62m x 5.03m)

Ensuite Bathroom:
4'8" x 6'9" (1.42m x 2.06m)

Bedroom 2:
8'3" x 10'5" (2.51m x 3.18m)

Bedroom 3:
6'8" x 9'5" (2.03m x 2.87m)

Bathroom:
8'3" x 1.94 (2.51m x 1.94)



For additional information and full photo gallery
please visit www.holbrookandco.co.uk



Material Information:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: NO

WATER METER: TBC

PARKING ARRANGEMENTS: Garage & Driveway

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following link here

<https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: No



MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Disclaimer:

1/ Holbrook Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold, but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and Halbrook Ltd accepts no liability for their accuracy.

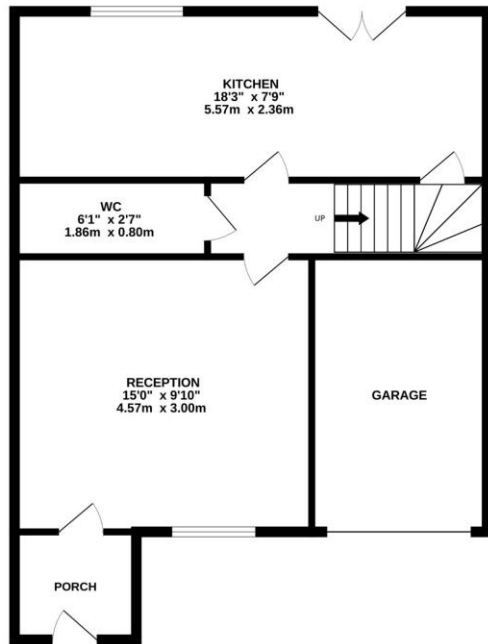


Tenure - Freehold

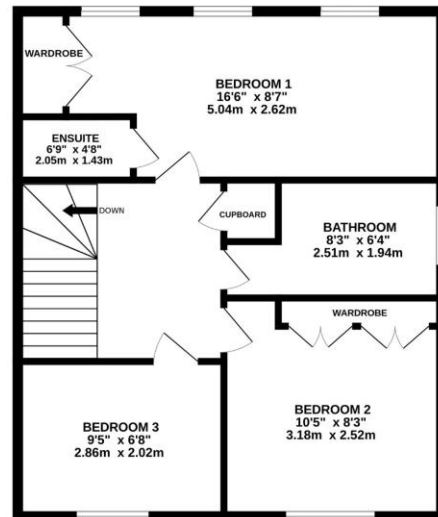
Viewing - By appointment through Holbrook & Co



GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.



1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 1497 sq.ft. (139.1 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.
Made with Metropix 62026

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 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