



4 bed detached house to buy in

Lambert Road, Ryhope, Sunderland, Tyne and Wear, SR2 0FW

£280,000

 x4
  x3
  x2

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ 4 Bedroom detached family home
- ✓ Desirable location
- ✓ Vacant possession
- ✓ Lovely outdoor space
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Description

Impressive 4 Bedroom Detached Family Home – Cherry Tree Park, Ryhope

Offered by Pattinson Estate Agents

Pattinson Estate Agents are delighted to present to the market this spacious and modern 4 bedroom detached family home, situated in the highly sought-after new development of Cherry Tree Park, Ryhope, Sunderland.

Superb Location

Nestled on a generous plot, this lovely home enjoys excellent access to a range of local amenities, shopping opportunities, and reputable education facilities. The property also benefits from fantastic transport links to Sunderland city centre and nearby Seaham, with easy access to the scenic Sunderland and County Durham heritage coastline.

Accommodation

The property briefly comprises a welcoming entrance hall leading to bright and airy living spaces, including a spacious living room, an expansive dining room with a contemporary kitchen, and a separate utility room. Additionally, there is a second reception room, ideal as a home office or snug, and a convenient ground floor W/C.

First Floor

Upstairs, a central landing provides access to four generously proportioned bedrooms. The master bedroom benefits from a modern en suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

External Features

Externally, to the rear is a large, enclosed lawn garden—perfect for families or entertaining. The front of the property boasts an ample multi-car driveway as well as access to a detached garage offering additional parking or storage.

Why View?

This is a wonderful opportunity to acquire an impressive and versatile home within a thriving community, ideally suited to growing families or those seeking the many advantages of this attractive location. We highly recommend arranging a viewing to truly appreciate all that this stunning property has to offer.

For further details or to arrange your viewing, please contact our Sunderland team today.

Council Tax Band: E

Tenure: Freehold

Price: £280,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Living Room



Kitchen



Dining Room



Utility



Office/2nd reception



W/C



Bedroom 1



Master en suite



Bedroom 2



Bedroom 3



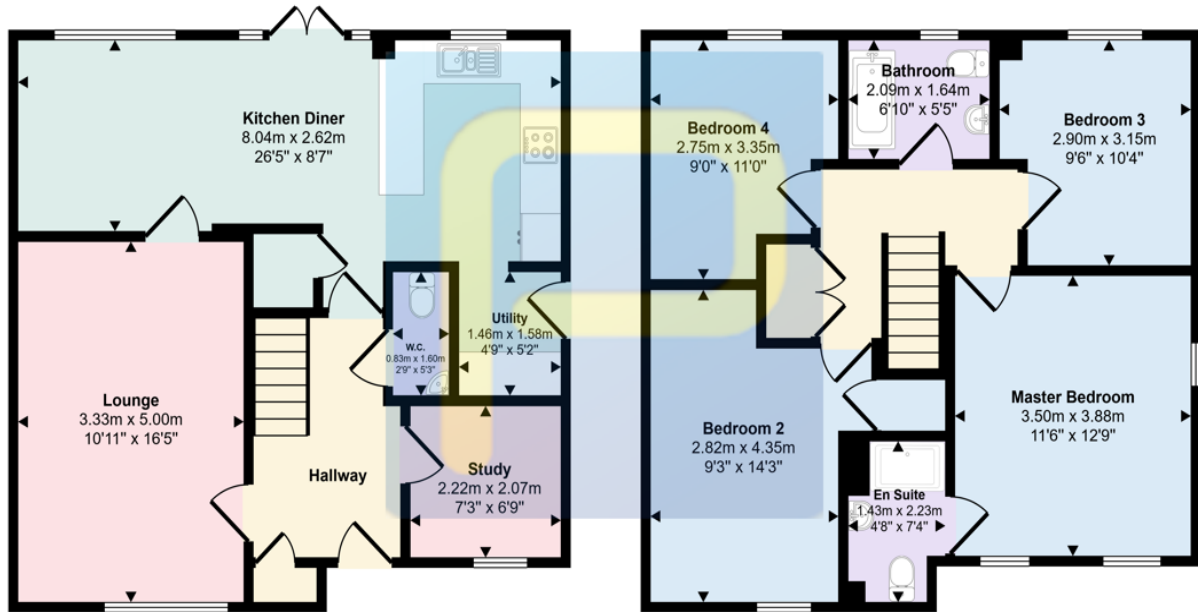
Bedroom 4



Bathroom



Approx Gross Internal Area
120 sq m / 1293 sq ft



Ground Floor
Approx 60 sq m / 642 sq ft

First Floor
Approx 61 sq m / 652 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, www.sea.co.uk/index.php

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