



Merton Close, Ryhope, SR2

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Merton Close, Ryhope, SR2

Asking Price £210,000

* 3 BEDROOM * 2 BATHROOM * FREEHOLD * SEMI DETACHED * NO ONWARD CHAIN * COUNCIL TAX BAND C * EPC RATING B *

This well-presented three-bedroom semi-detached house is for sale in the sought-after Ryhope area of Sunderland and offers a practical, well-planned layout ideally suited to families and a wide range of buyers. Offered with no onward chain, the property presents an excellent opportunity for a straightforward move.

On the ground floor, a welcoming living room with a large window provides a bright and comfortable main living space and leads through to the modern kitchen/dining room. Filled with natural light and enjoying pleasant views of the rear garden, this sociable area offers direct garden access, making it ideal for everyday family life and entertaining. A convenient downstairs WC completes the ground floor.

Upstairs, the master bedroom benefits from its own en-suite, complete with a walk-in shower, heated towel rail and partially tiled finish. A further double bedroom and a single bedroom are served by the contemporary family bathroom, which features a modern suite with bath and partially tiled walls.

Externally, the property benefits from off-street parking and a private rear garden, providing useful outdoor space for relaxing, entertaining or family use. The rear garden features a raised lawn and patio area, creating an ideal space to enjoy the outdoors, while an outside tap adds extra practicality for day-to-day maintenance.

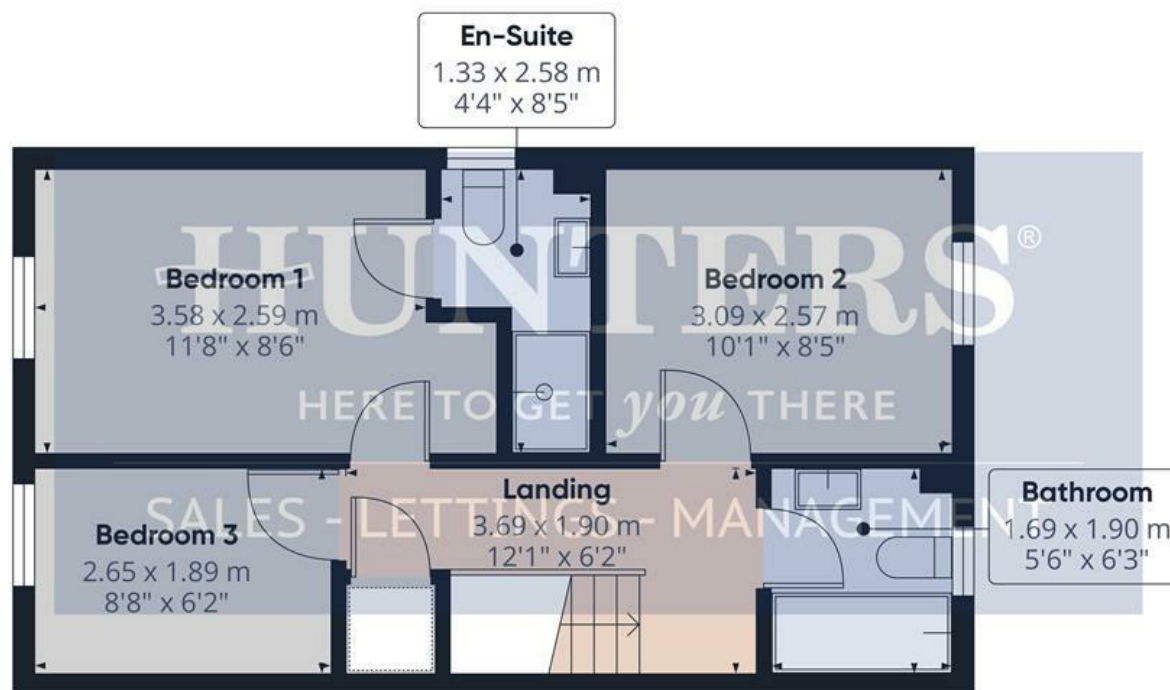
Ryhope offers a range of local amenities including shops, cafés and everyday services, while nearby parks and green spaces provide opportunities for walks and outdoor activities. Families will also appreciate the selection of well-regarded schools within the local area.

This tastefully presented home is ready to move into, making it an excellent opportunity for buyers seeking comfortable family living in a popular residential location.

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Floor 0



Floor 1



Approximate total area⁽¹⁾

70.7 m²

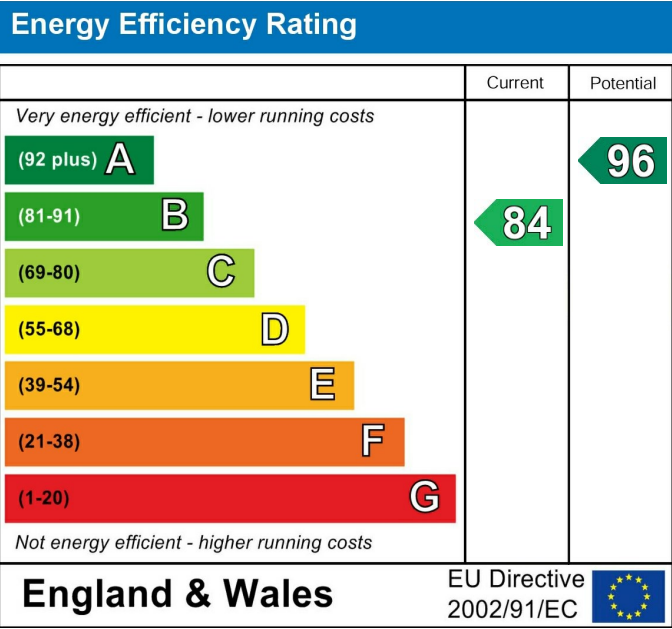
761 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

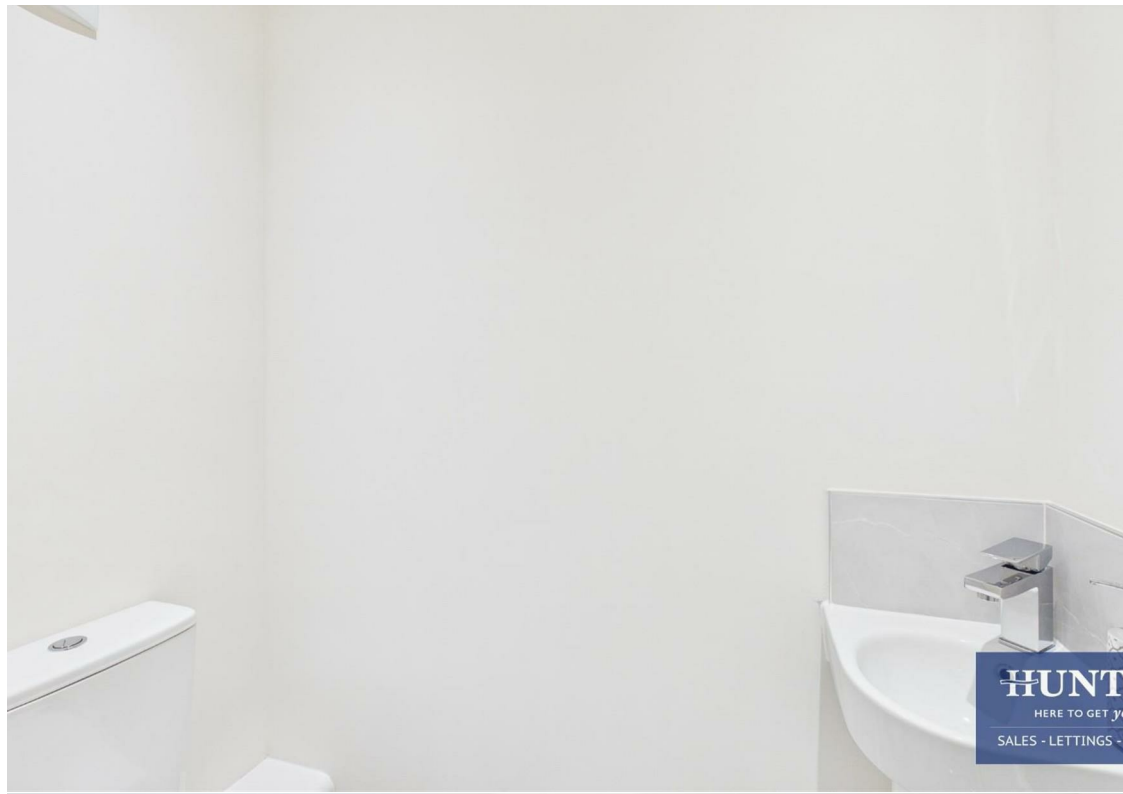
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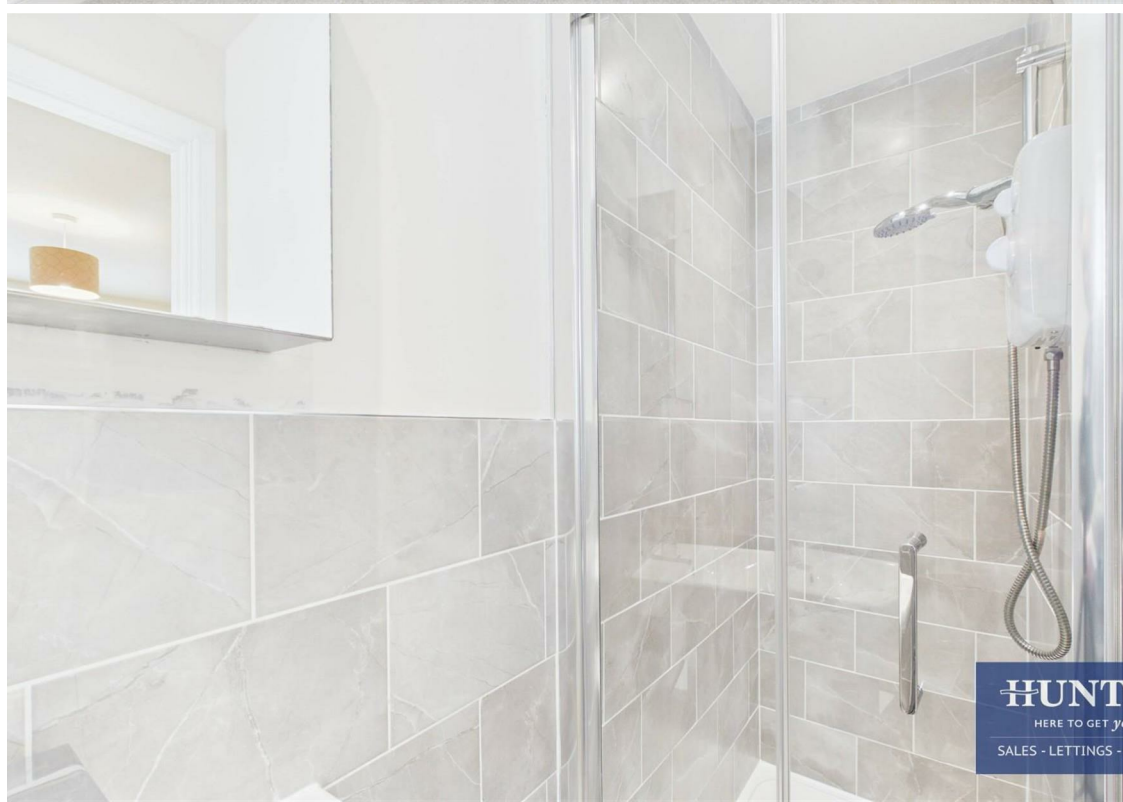
- Hallway**
8'11" x 3'4"
- WC**
5'3" x 3'0"
- Living Room**
16'1" x 11'8"
- Kitchen**
10'5" x 14'11"
- Landing**
12'1" x 6'2"
- Bedroom 1**
11'8" x 8'5"
- En-Suite**
4'4" x 8'5"
- Bedroom 2**
10'1" x 8'5"
- Bedroom 3**
8'8" x 6'2"
- Bathroom**
5'6" x 6'2"

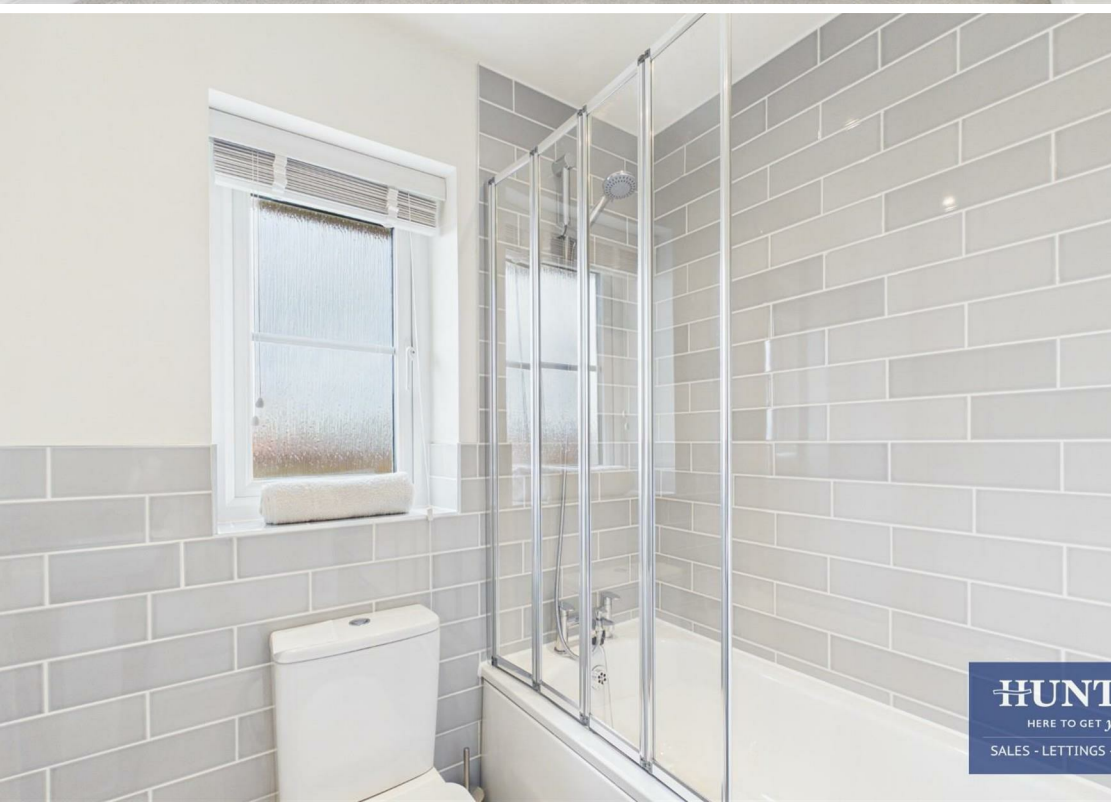


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











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