Lufton Close, Ryhope, Sunderland, SR2

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Lufton Close, Ryhope, Sunderland, SR2

£230,000

* 3 BEDROOM * 2 BATHROOM * DETACHED * FREEHOLD * DOUBLE DRIVEWAY * GARDEN * EPC RATING B *

For sale – a well-presented, tastefully decorated and nearly new three-bedroom detached house, situated within a modern residential development in Sunderland, close to Doxford International Business Park.

The property benefits from a generous double block-paved driveway to the front. Inside, a welcoming hallway leads to a spacious dual-aspect living room, with windows providing plenty of natural light. To the rear is a stylish kitchen/dining room, fitted with a contemporary kitchen with integrated fridge freezer, oven, microwave and gas hob. There is also a useful utility room, storage cupboard and downstairs WC, while French doors open onto the rear garden.

Upstairs, the master bedroom is a good-sized double with an en-suite shower room, while bedroom two is another well-proportioned double featuring an attractive wood-panelled feature wall, while bedroom three is a comfortable double . The main bathroom is partially tiled and fitted with a modern white suite including a bath, with additional storage available from the landing.

Outside, the generous rear garden features a large lawn and patio seating area, providing a pleasant space for outdoor dining and entertaining.

The property is conveniently located for local supermarkets, schools and everyday amenities, with Doxford Park and Silksworth Sports Complex also within easy reach. Sunderland city centre is a short drive away, while the nearby A19 provides convenient access for travel north and south.

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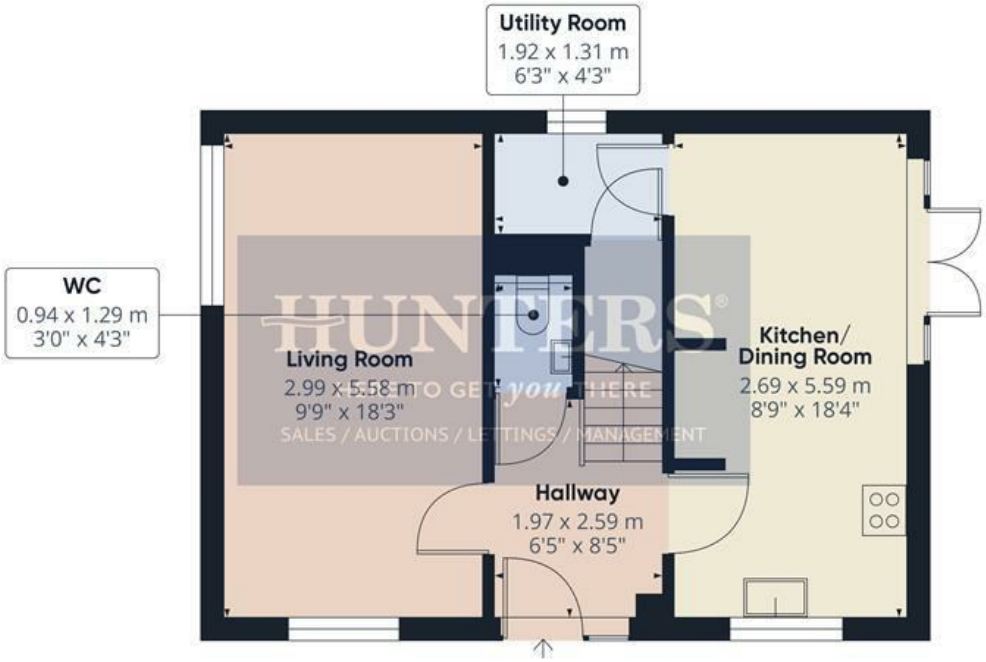
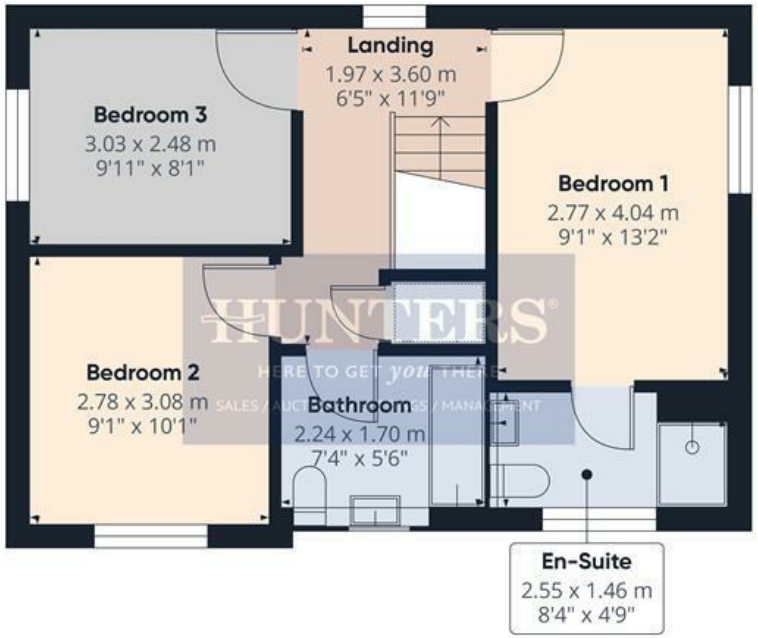


Floor 0



Floor 1

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Approximate total area(1)

82.6 m²

889 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.

GIRAFFE360

Hallway
6'5" x 8'5"

Living Room
9'9" x 18'3"

WC
3'1" x 4'2"

Kitchen/Dining Room
8'9" x 18'4"

Utility Room
6'3" x 4'3"

Landing
6'5" x 11'9"

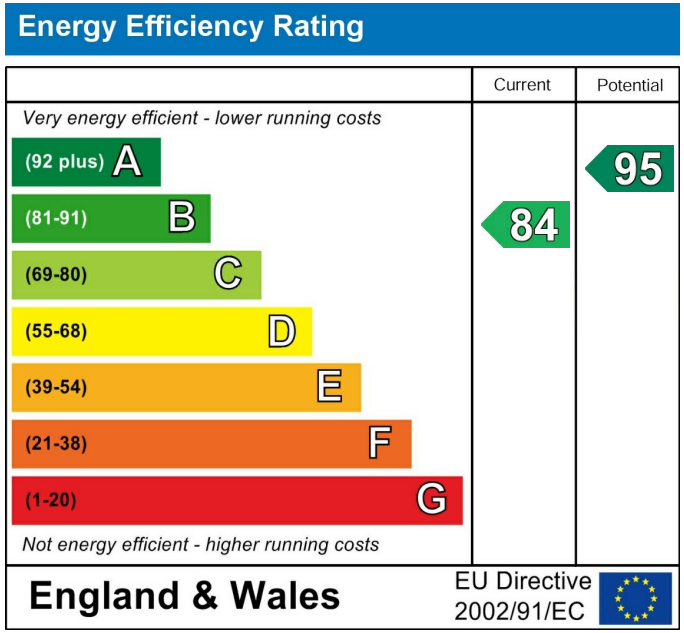
Bedroom 1
9'1" x 13'3"

En-Suite
8'4" x 4'9"

Bedroom 2
9'1" x 10'1"

Bedroom 3
9'11" x 8'1"

Bathroom
7'4" x 5'6"



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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