



**Burleigh Close
Sunderland
Tyne and Wear
SR2 0BZ**

Offers in Excess of £270,000

bettermove 

Burleigh Close Sunderland

Bettermove are proud to present this charming four bedroom detached house in Ryhope Colliery.

The property is leasehold with 78 years remaining on the lease with £100 annual ground rent; the freehold can be purchased for an additional £5,500-£7,500. The council tax band is E.

The interior of this beautifully presented property comprises a spacious living room, open plan kitchen/lounge, dining room, study and cloakroom on the ground floor. The first floor consists of four bedrooms with an en suite shower room to the master, and the family bathroom. The exterior boasts an enclosed rear garden with lawn, patio and decking areas, perfect for enjoying the summer months. There is a double garage and driveway providing off street parking for several vehicles.

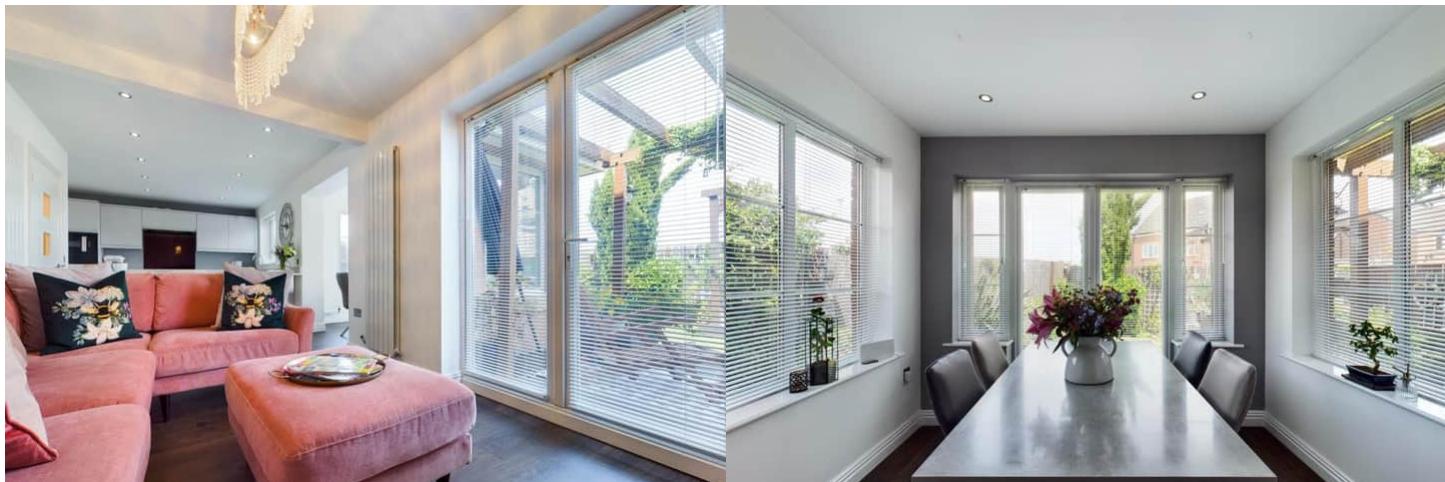
Situated in the popular Ryhope Colliery area, the property is close to a number of local amenities, including supermarkets, shops, restaurants and pubs. Transport links can be found from the A1018, A690, A19, Sunderland Metro and rail station and Seaham rail station.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Floor 0 Building 1

Approximate total area⁽¹⁾

1479.99 ft²

137.50 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 55 | |
| (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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