



£125,000

Frosterley Gardens, SR3 1PL

We are delighted to offer for sale this well maintained 3 bedroom mid-link family home, which is superbly positioned on the highly popular Elstob Farm Estate, allowing easy access to an excellent range of every day amenities, schools, and transport links.

Internally the family accommodation briefly comprises; entrance porch, lounge with feature fireplace, fitted kitchen with diner area, whilst at first floor there are 3 bedrooms and a house bathroom. Externally there are well tended south facing gardens, comprising; lawns, borders, and patio seating area. In addition to this there is a detached brick-built garage with driveway. We highly recommend an internal inspection to fully appreciate this attractive family home.

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Accommodation Comprises

Entrance Hall

Living Room

14'3" x 11'10" (4.348 x 3.615)



Kitchen Diner

14'8" x 10'7" (4.472 x 3.248)



Bedroom One

14'0" x 8'6" (4.269 x 2.605)



Bedroom Two

9'4" x 8'4" (2.864 x 2.555)



Bedroom Three

10'4" x 6'0" (3.169 x 1.833)

House Bathroom

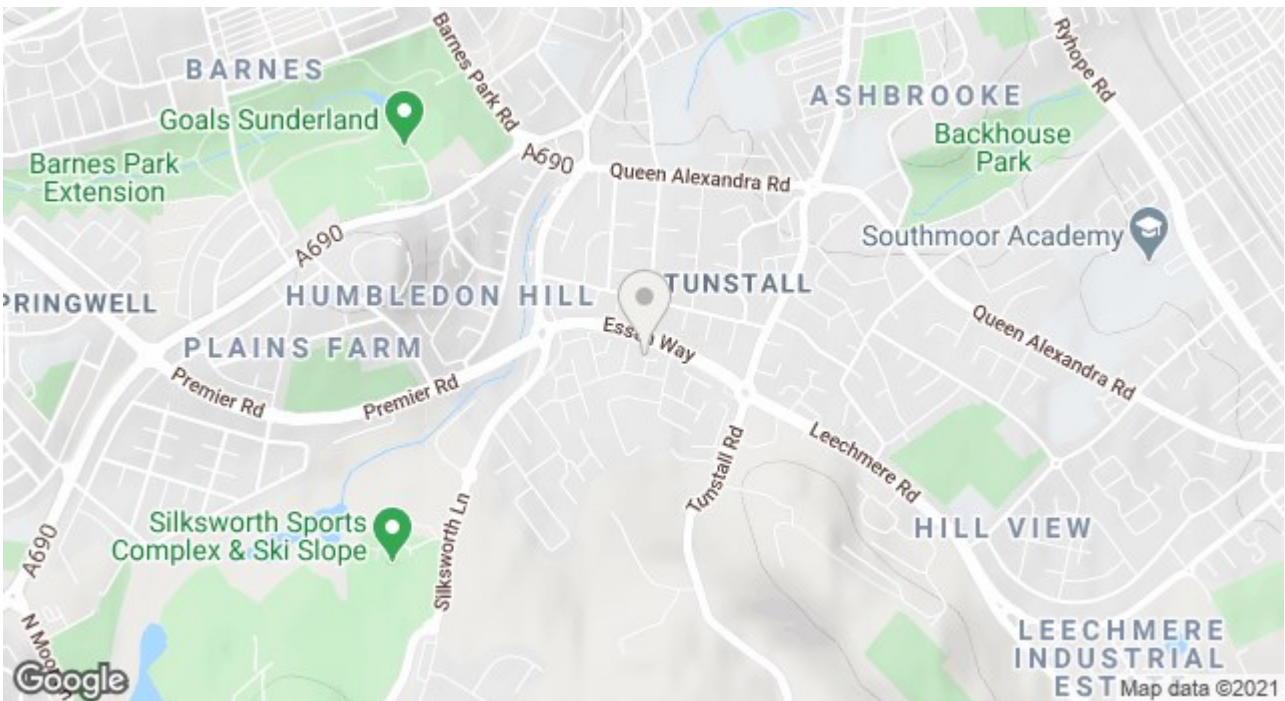
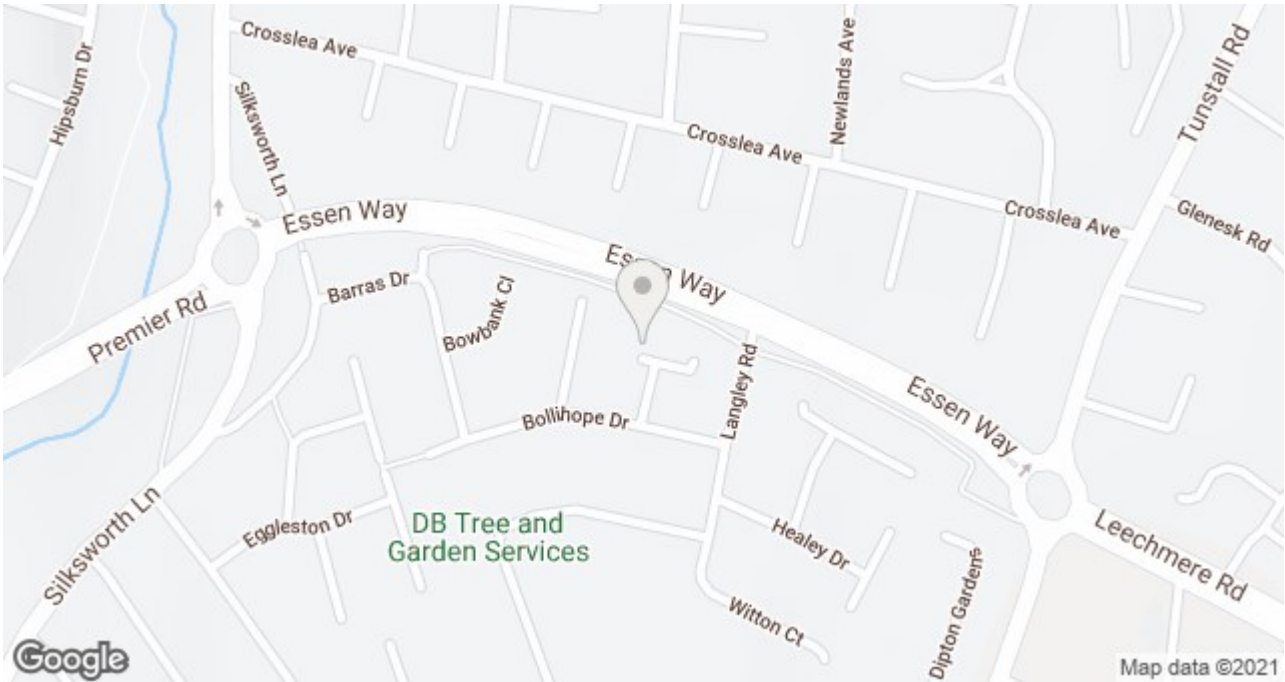
6'2" x 6'2" (1.892 x 1.890)



External



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Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	