



Offers Around £187,950

Stratford Avenue, SR2 8RY

A larger style 3 bedroom semi detached house commanding an extensive plot and therefore offering immense potential for substantial further development opportunity to increase the value and create a wonderful family home.

The property is situated within a well regarded treelined avenue being just off Ryhope Road and lying within easy walking distance of Back house park, local schools and an excellent range of amenities.

Entrance hall, living room, extended dining room, extended kitchen, first floor 3 substantial bedrooms plus house bathroom.

The property would benefit from a side elevation and a rear kitchen family room extension plus there is the option to develop the roof void.

Stratford Avenue, Sunderland, SR2 8RY

Accommodation Comprises

Entrance Porch

Reception Hallway



Kitchen

15'4" x 6'2" (4.679 x 1.894)



First Floor

First Floor Landing



Living Room

13'11" x 13'8" (4.259 x 4.167)



Bedroom One

10'11" x 10'7" (3.335 x 3.237)



Dining Room (Rear)

16'11" x 13'8" (5.181 x 4.189)



Bedroom Two (Rear)

12'3" x 12'3" (3.754 x 3.754)

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Bedroom Three (Front)

8'6" x 7'8" (2.593 x 2.362)



Bathroom/WC

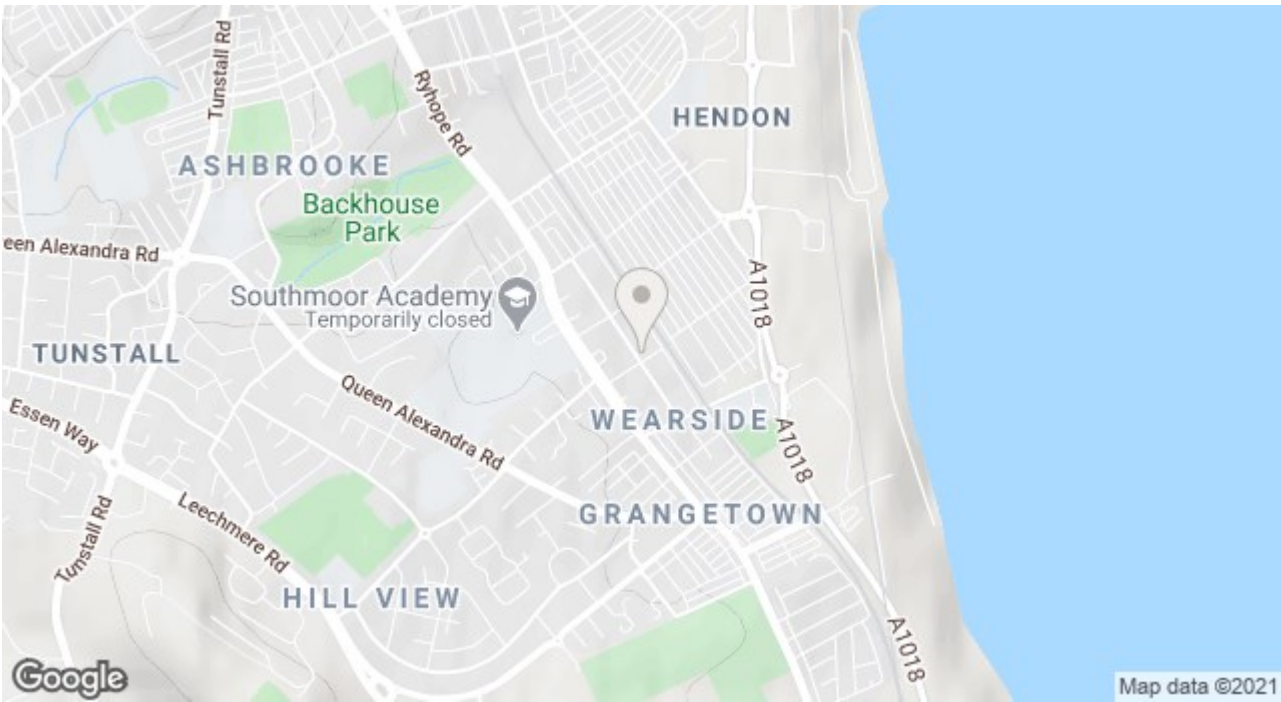
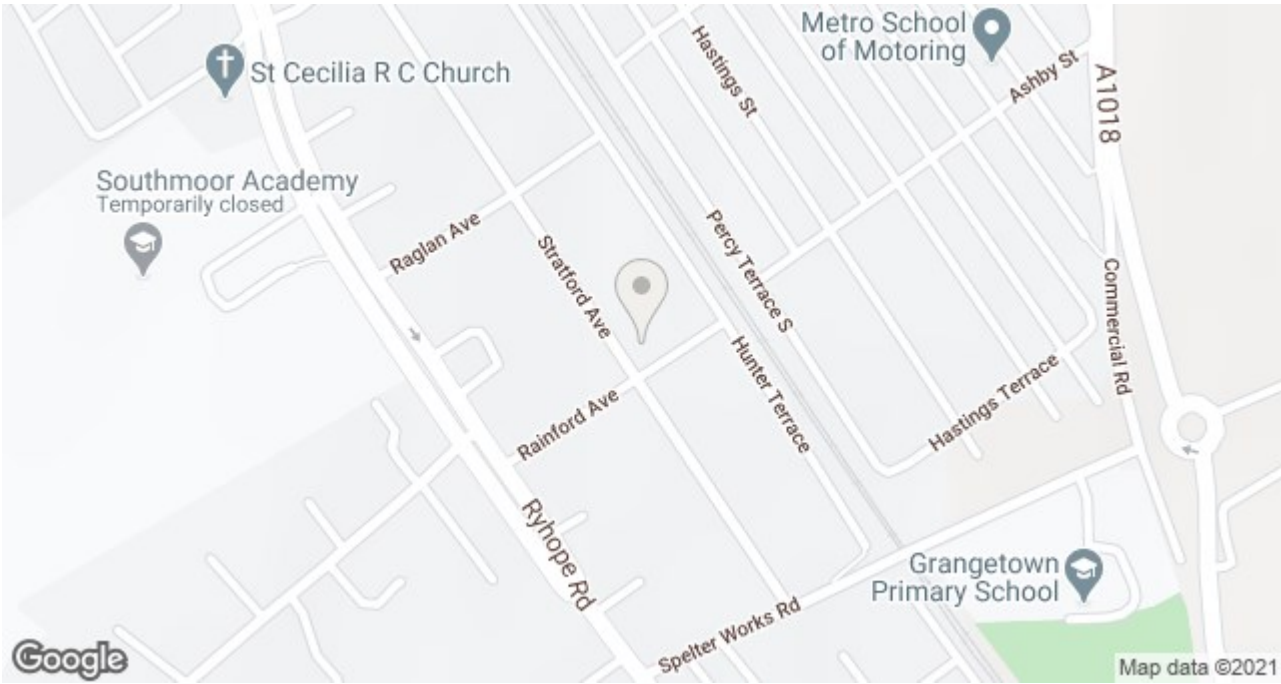
7'9" x 6'2" (2.383 x 1.883)



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	