



Guide Price £205,000

Leechmere Road, SR2 9JG

Paul Airey are delighted to welcome this superb four bedroomed spacious semi-detached property to market. This family home has a light and airy feel throughout and offers a wonderful and modern living space.

This extended accommodation is arranged over three floors and comprises of entrance hallway, living room, open plan spacious dining room / kitchen, leading to the external rear paved garden area. To the second floor there are three bedrooms and a family bathroom. To the third floor is the master bedroom with en-suite attached.

Externally there is a driveway leading to the front, suitable for off street parking for a least 2 family sized vehicles with a single garage. To the rear of the property there is a paved seating area.

Situated in a sought after area, just on Leechmere Road, just off Tunstall area, the property is in an ideal location for anyone wishing to have close connections to the A19, A1018 Ryhope Road, Strawberry Bank as links to Durham Road A690 and Sunderland City Centre.

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Accommodation Comprises

Entrance Hallway

Living Room

14'9" x 12'4" (4.498 x 3.782)



Bedroom Three

10'0" x 10'4" (3.060 x 3.172)



Bedroom Four

9'2" x 8'8" (2.812 x 2.652)

Family Bathroom



Open Plan Kitchen/Diner

20'7" x 17'10" (6.280 x 5.458)



Utility Room

Bedroom Two

14'6" x 8'7" (4.441 x 2.632)



Master Bedroom

16'4" x 12'4" (4.988 x 3.761)



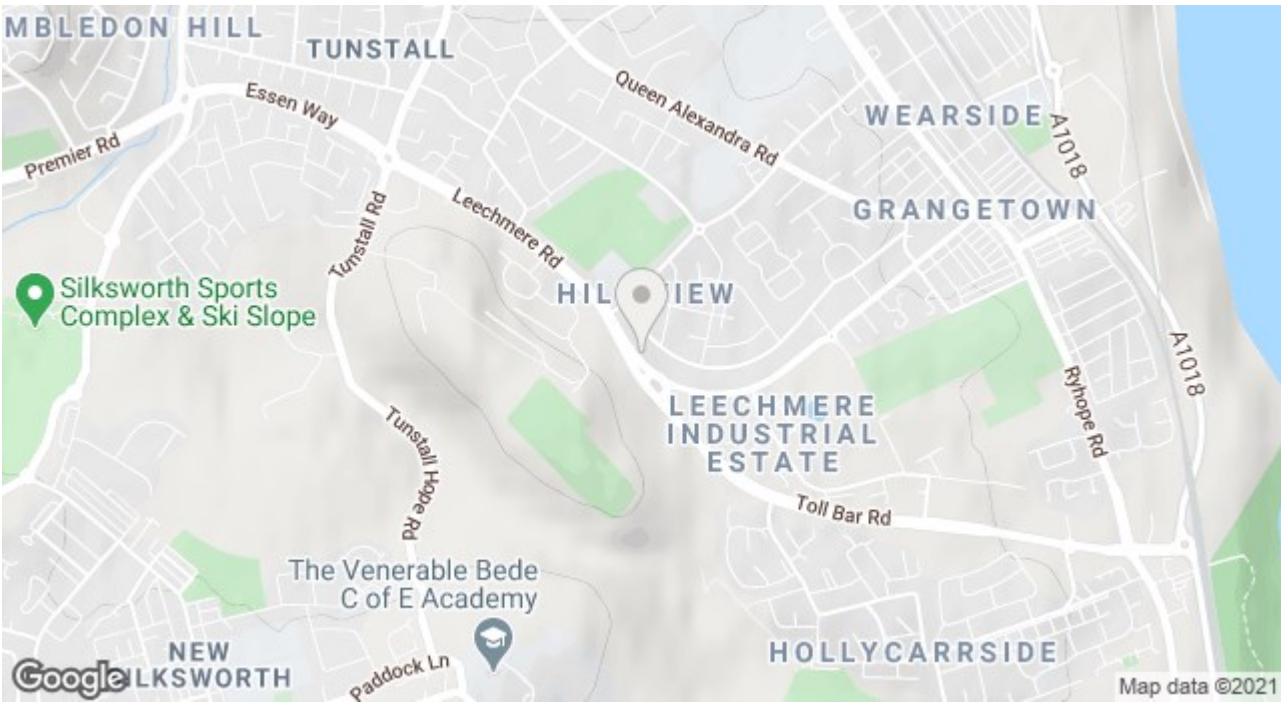
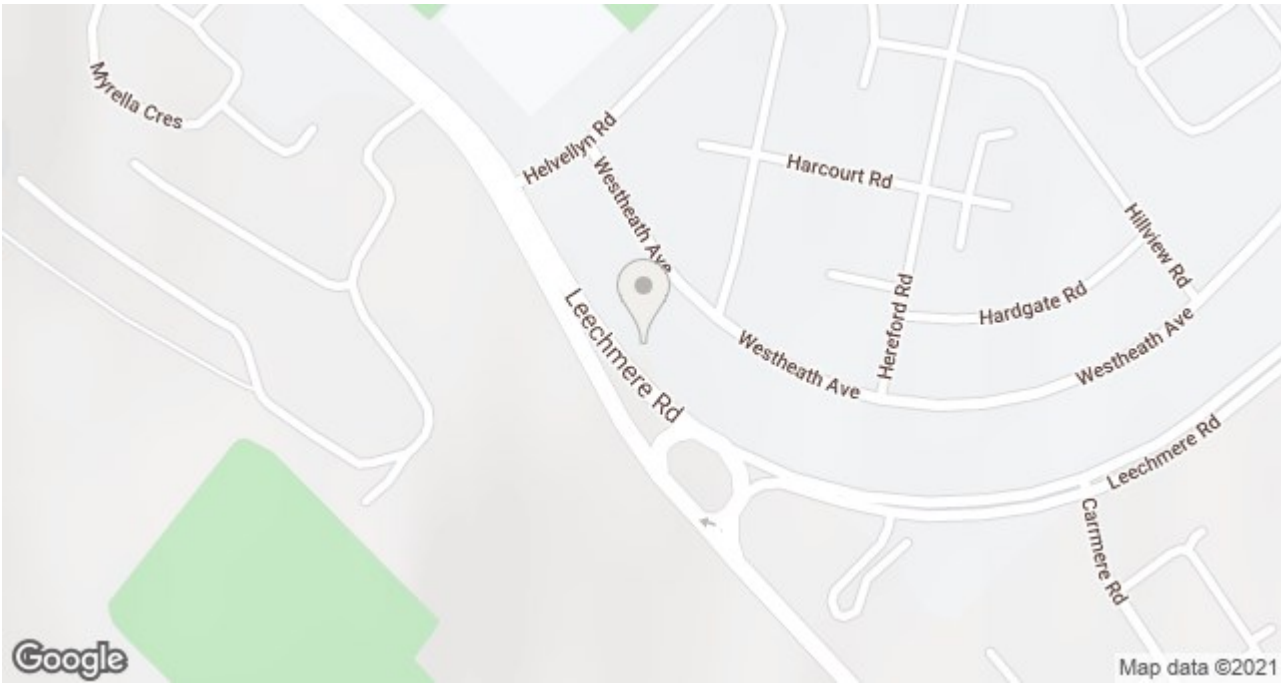
En Suite

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		70	80
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			