

Ridley Avenue, SR2 0SF

**Offers In The Region Of
£156,950**

Paul Airey are delighted to bring to market modernised and immaculately presented 3 bedroomed semi-detached house, which will not fail to impress and is likely to appeal to a wide variety of purchasers.

The property has been improved by way of a new kitchen, new bathroom, new shower room / WC, new utility, new floor coverings, gas central heating and many extras of note in addition to being ideally located for convenient access to shops, amenities and transport links.

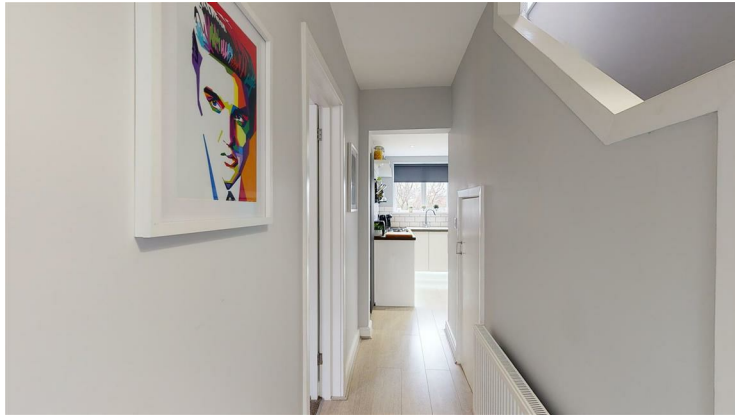
The internal accommodation briefly comprises of: Entrance Hall, Living / Dining Room, Kitchen, Utility, WC / Shower Room and to the First Floor, Landing, 3 Bedrooms and a Family Bathroom.

The property also boasts a large rear garden with decked area which is will be ideal for the summer months ahead.

Ridley Avenue, Sunderland, SR2 0SF

Accommodation Comprises

Entrance Hallway



Bedroom Two (Rear)

10'9" x 9'2" (3.28 x 2.7999)



Open Plan Living/Dining Room

24'1" x 12'10" (7.341 x 3.917)



Kitchen

15'8" x 11'1" (4.787 x 3.381)



Bedroom Three

9'6" x 8'9" (2.896 x 2.677)



Utility Room

11'0" x 4'11" (3.374 x 1.515)



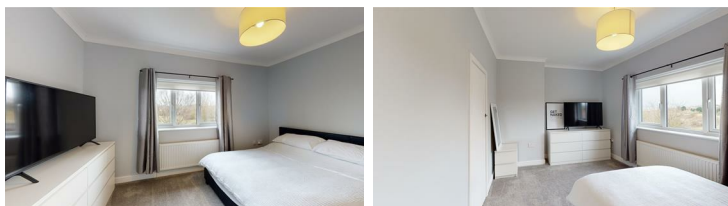
Family Bathroom

7'4" x 5'11" (2.237 x 1.817)



Bedroom One (Front)

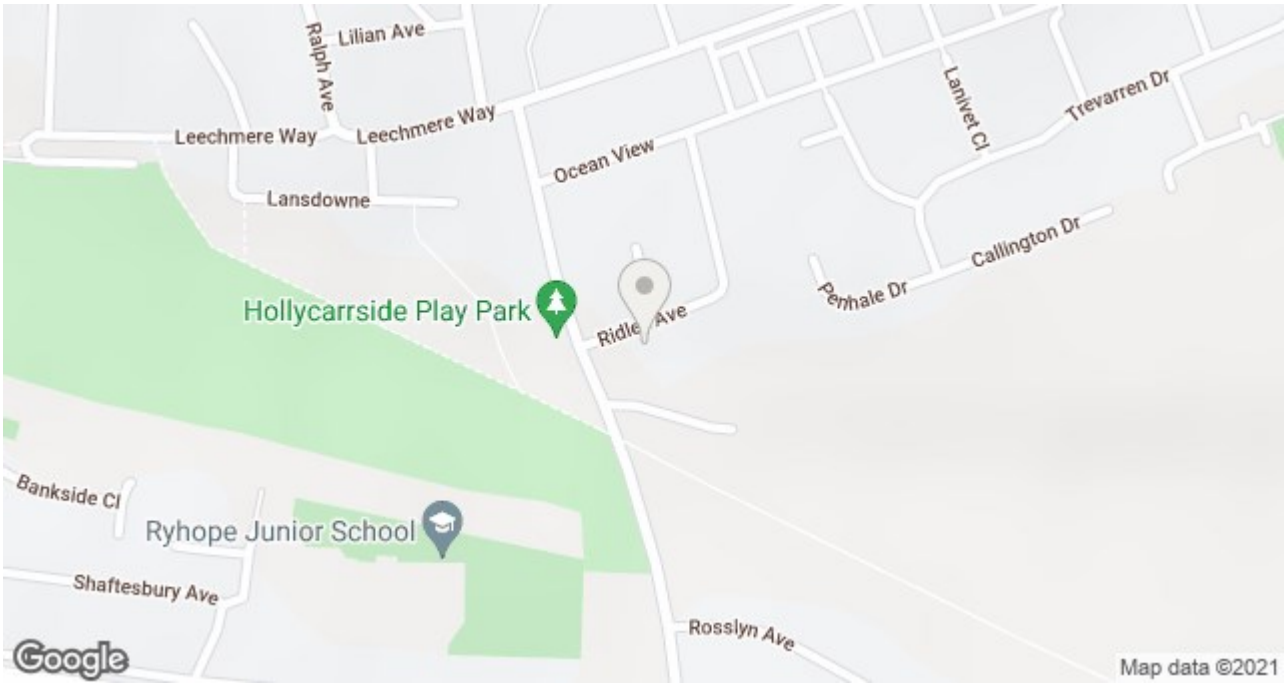
12'9" x 10'6" (3.895 x 3.225)



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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		68	
(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	