

Asking Price £219,950

Beechwood Terrace, SR2 7LX

Paul Airey are delighted to bring to market this tastefully improved mid terraced home in this highly regarded location close to excellent amenities including local schools, shopping facilities and the transport system and within walking distance of the City Centre.

Retaining a number of attractive period features, this impressive property blends the traditional with the modern to provide a spacious, lovely home of undoubted style and quality.

Including two generously proportioned reception rooms, an impressive refitted kitchen/family room and four bedrooms, internal inspection of this lovely property is unreservedly recommended.

The property comprises entrance vestibule, entrance hall, living room, dining room, kitchen/family room, utility, 4 bedrooms, house bathroom, separate WC, gas CH (combi), block paved rear yard with electric shutter.

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Accommodation Comprises



Kitchen/Diner

19'0" x 9'11" (5.795 x 3.024)



Utility Room

Staircase to first floor



Entrance Hallway



Bedroom One

16'6" x 13'1" (5.030 x 3.998)



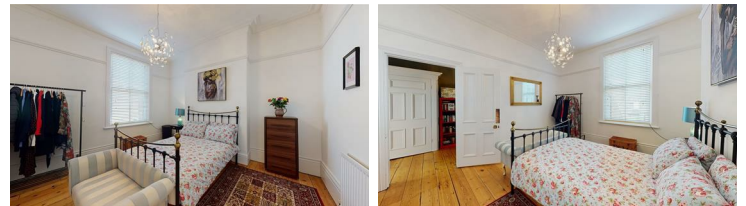
Living Room

16'8" x 14'10" (5.081 x 4.541)



Bedroom Two

13'9" x 12'10" (4.192 x 3.935)



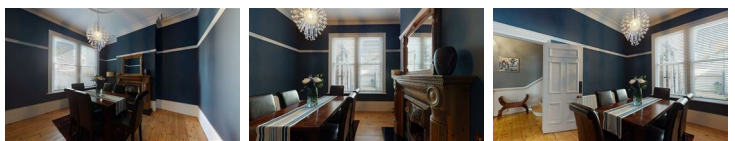
Bedroom Three

10'1" x 7'0" (3.078 x 2.148)



Dining Room

13'8" x 12'11" (4.177 x 3.951)



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Bedroom Four

9'11" x 7'1" (3.033 x 2.174)



Family Bathroom

4'11" x 3'0" (1.511 x 0.923)

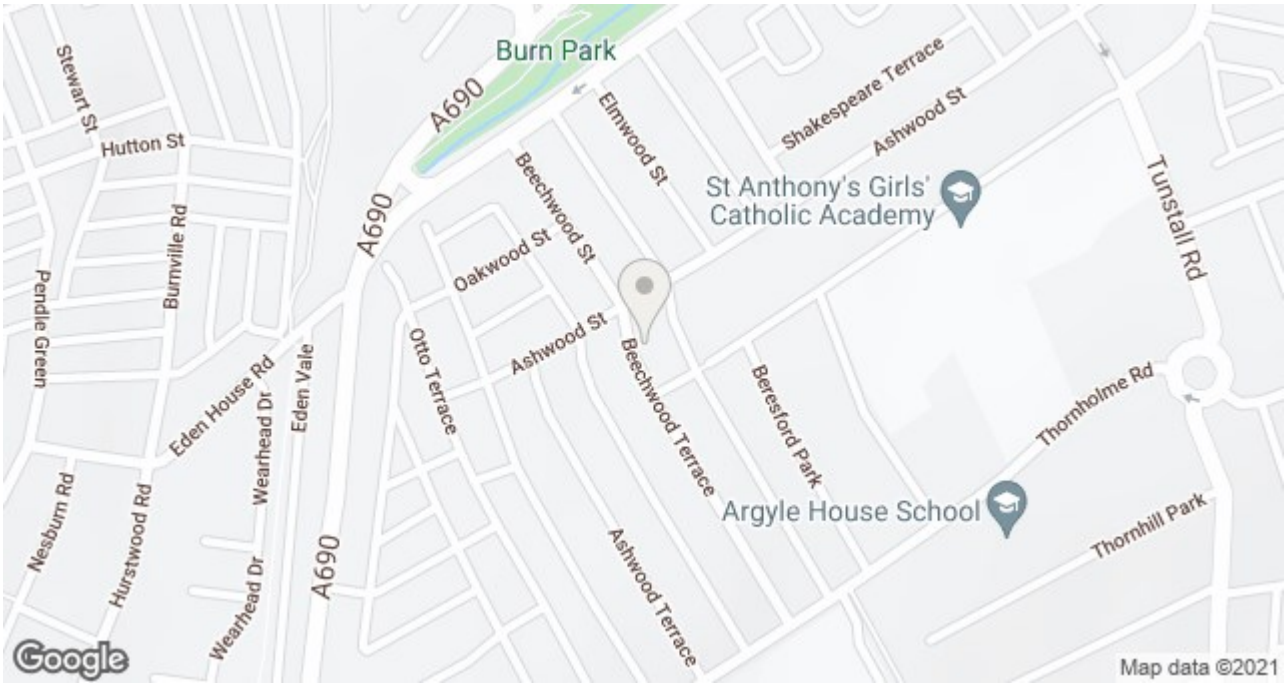


Separate WC

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	