



Asking Price £195,000

Berkeley Close, SR3 3QA

This attractive semi-detached house occupies a delightful cul-de-sac position within this ever popular area of East Herrington. The property is accessed via an entrance porch that leads through to a hall with staircase to the first floor. There is a lounge, breakfasting kitchen with underfloor heating and access to the rear garden via French doors. To the first floor there are three bedrooms and a family bathroom.

Externally there is a block paved driveway to the front, an attached garage and pleasant south facing garden to the rear, laid mainly to lawn with a decking area and established borders. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690.

Berkeley Close, Sunderland, SR3 3QA

Ground Floor

Entrance Porch



Bedroom Two

10'10" x 11'0" (3.306 x 3.36)



Hallway

Lounge

12'11" x 12'5" (3.945 x 3.785)



Bedroom Three

9'11" x 8'1" (3.034 x 2.467)



Breakfasting Kitchen

22'2" x 10'8" (6.760 x 3.253)



Family Bathroom

8'7" x 6'2" (2.628 x 1.900)



Utility Room

8'4" x 4'11" (2.543 x 1.511)

First Floor Landing

Bedroom One

13'6" x 10'11" (4.124 x 3.350)



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			
		68	81
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	