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Asking Price £204,950

Greetlands Road, SR2 9EB

We urge early internal inspection of this superb three bedroom semi detached house situated in this excellent residential location with good access to local shops, schools, Back house park and public transport links into Sunderland city centre.

The property has been tastefully improved by the present vendors to a particular high standard benefitting from UPVC double glazing, full gas central heating and in good decorative order throughout.

The property comprises hallway, living room, a large dining fully fitted kitchen with granite work surfaces and appliances, utility room, conservatory overlooking rear block paved garden area, three first floor bedrooms, two of which have fitted wardrobes and a luxury family bathroom. Attached garage with automatic door and attractive south facing gardens to the rear. A superb family home.

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Accommodation Comprises

Entrance Hallway



Utility Room

8'5" x 7'2" (2.578 x 2.200)



Living Room

15'3" x 11'3" (4.659 x 3.454)

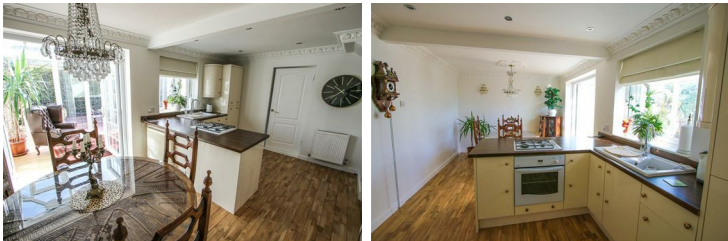


First Floor Landing



Breakfasting Kitchen

17'10" x 10'3" (5.459 x 3.146)



Bedroom One (Front)

12'3" x 11'8" (3.742 x 3.576)



Conservatory

7'7" x 7'3" (2.312 x 2.223)



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Bedroom Two (Rear)

11'5" x 10'4" (3.498 x 3.153)



Bedroom Three (Front)

7'9" x 8'5" (2.367 x 2.571)



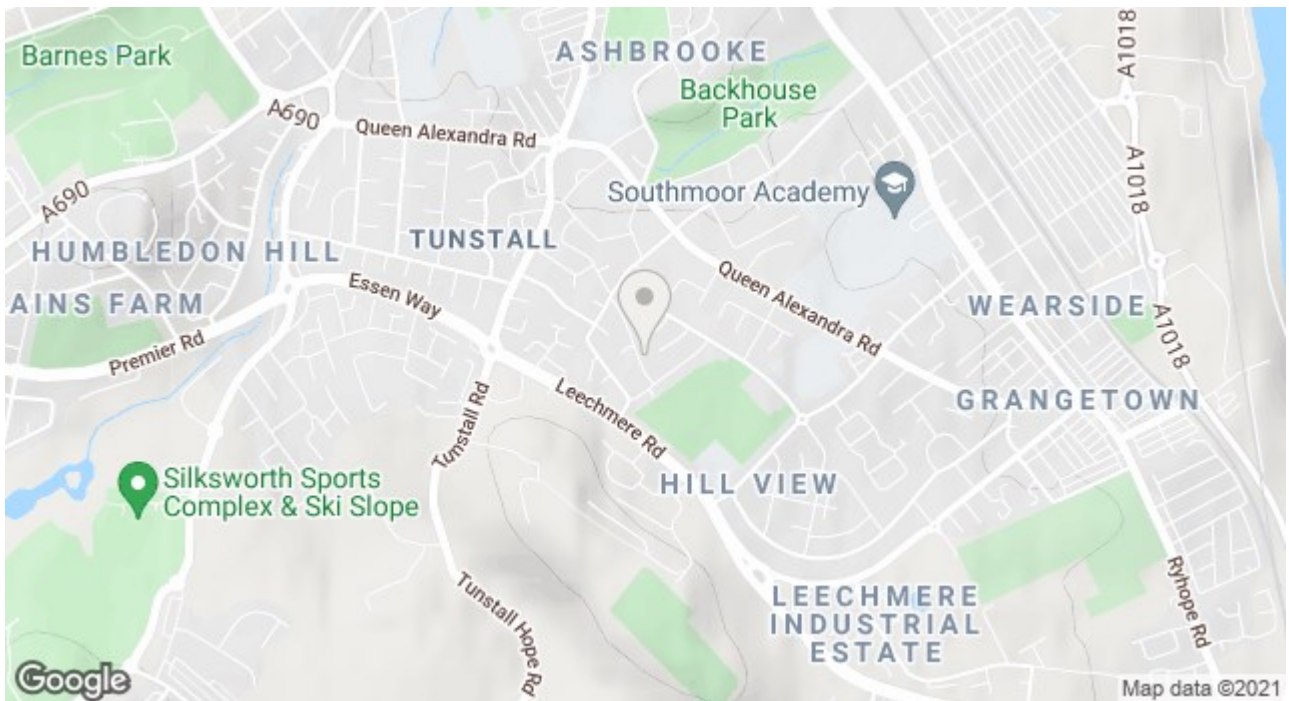
Family Bathroom

8'4" x 4'10" (2.546 x 1.479)



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	