



Asking Price £194,950

Durham Road, SR3 4AJ

A superbly positioned 3-bedroom semi-detached family home occupying a prominent and elevated position which provides wonderful views over the Barnes Vale to the rear.

The property provides spacious and well-proportioned contemporary accommodation with a large entrance hall with karndean flooring, cloak room, reception room with bay window and a rear kitchen dining room with magnificent views over the extensive rear garden and Barnes Vale.

The property is sure to impress and is immaculately and tastefully decorated throughout and provides a well-appointed and modern kitchen dining area together with 3 bedrooms and house bathroom on the first floor.

Externally the property benefits from a large driveway and garage to the front and to the rear there are impressive lawned gardens with a patio area and a totally open aspect.

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Accommodation Comprises

Entrance Hallway



Bedroom Two

12'4" x 9'11" (3.783 x 3.039)



Living Room

15'9" x 12'3" (4.804 x 3.737)



Bedroom Three

8'1" x 7'0" (2.487 x 2.134)



Dining Kitchen

19'9" x 16'4" (6.037 x 4.992)



House Bathroom

8'8" x 7'11" (2.650 x 2.421)



Bedroom One

11'9" x 11'5" (3.592 x 3.498)



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	