



14 Jackson Street, High Barnes, Sunderland, Tyne And Wear, SR4 7TX

£149,950

**THOMAS WATSON**

Chartered Surveyor & Estate Agent



A superb recently fully modernised three bedroom mid terraced house situated in this popular residential location off chester road with good access to local shops, schools and public transport facilities. Improved and refurbished to the highest of standards throughout by the present vendor and benefitting from upvc double glazing, gas central heating, refitted kitchen and bathroom, electric upgrade, newly fitted carpets and wood flooring, and superb decorative order. All blinds are included in the sale of the property. Briefly comprising; Entrance porch, hallway, living room with feature fireplace, separate dining room with slate fireplace, fully fitted luxury kitchen with appliances including dish washer and fridge/ freezer, utility room, refitted first floor bathroom/wc, three first floor bedrooms and yard to rear with decking, astro turf, brick shed and electric roller shutter door providing car parking space.



**ACCOMMODATION COMPRISES  
GROUND FLOOR**

**ENTRANCE PORCH**

**HALLWAY**

Central heating radiator, staircase off.



**LIVING ROOM 14'2"x 16'0" (4.32m  
4.88m)**

Feature fireplace with electric fire,  
coved ceiling with centre rose.



**DINING ROOM (REAR) 14'3"x 16'2"  
(4.34m 4.93m)**

Slate fireplace with open fire, wood  
stripped floor.



**KITCHEN 17'7"x 8'11" (5.36m  
2.72m)**

Range of fully fitted luxury wall, floor  
units and work surfaces, stainless steel  
sink unit and single drainer, Central  
heating radiator, electric oven and gas  
hob with cooker hood, fridge/ freezer.



**UTILITY ROOM 5'7"x 8'3" (1.70m 2.51m)**

Gas combi boiler, wood stripped floor, stainless steel sink unit and single drainer.



**FIRST FLOOR  
HALF LANDING**

**BATHROOM/WC 5'7"x 6'2" (1.70m 1.88m)**

Part tiled walls, suite comprising panelled bath with plumbed in shower, wash hand basin in vanity unit and low level wc.



**MAIN LANDING**  
Storage cupboard.

**BEDROOM 1 (REAR) 13'10"x 12'8" (4.22m 3.86m)**

Central heating radiator.



**BEDROOM 2 (FRONT) 8'10"x 13'4" (2.69m 4.06m)**

Central heating radiator.



**BEDROOM 3 (REAR) 10'5" x 7'1"**  
**(3.18m 2.16m)**

Central heating radiator.



**EXTERNAL**

Small forecourt to front with astro turf.  
Yard to rear with decking, astro turf and electric roller door providing car parking space.



**Disclaimer**

Thomas Watson Chartered Surveyors for themselves and for the vendor/vendors of this property give notice that: These particulars do not constitute any part of an offer or contract. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these particulars. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Neither Thomas Watson nor any person in their employment has authority to make or give any representation or warranty what so ever in relation to this property. We have not tested the services or any equipment or appliances in this property. Accordingly as with all information provided, we strongly recommend prospective buyers to commission their own survey or report before finalising their offer to purchase. Measurements have been taken with a laser tape measure. Room sizes are approximate and are only intended for use as general guidance. Tenure, service charges and ground rent (where applicable) are given as a guide only, and should be checked and verified by your solicitor prior to a legal commitment to purchase. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

16 Fawcett Street, Sunderland, Tyne & Wear, SR1 1RH

T: 0191 514 2020

F: 0191 5142323

sales@thomaswatsonestateagents.co.uk

www.thomaswatsonestateagents.co.uk

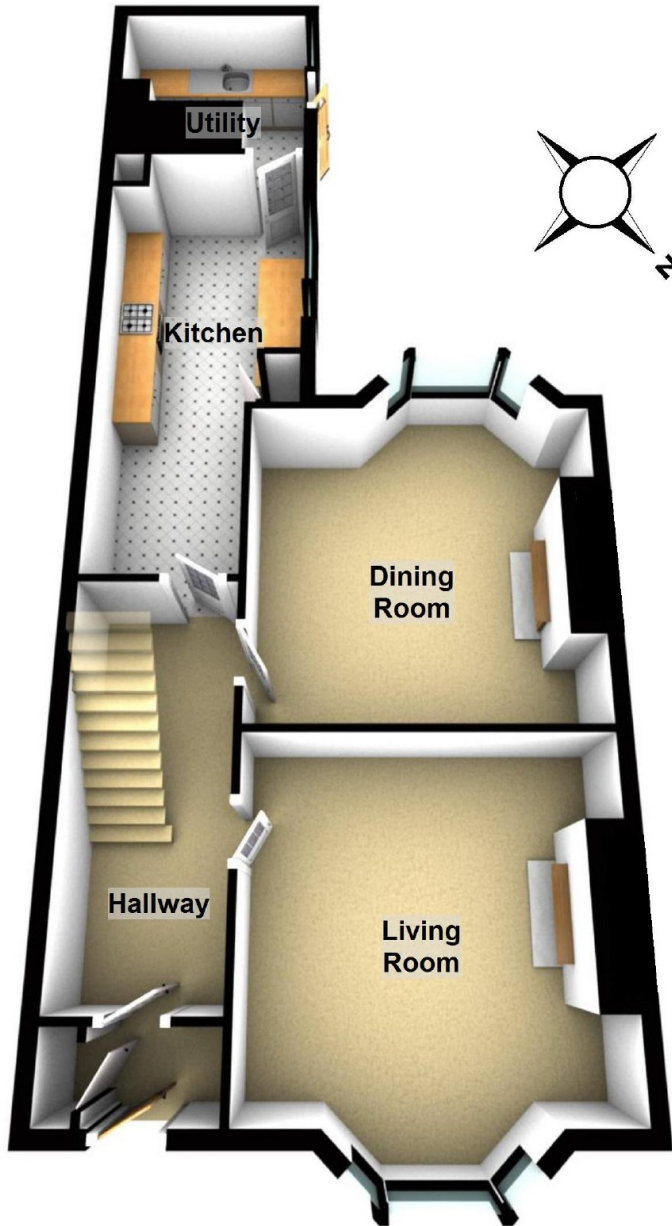
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## Ground Floor

Approx. 737.9 sq. feet

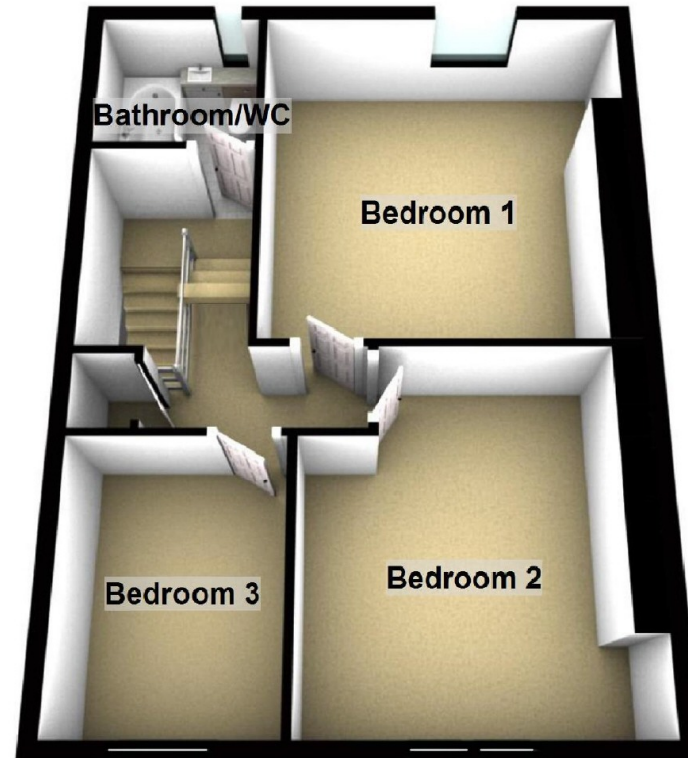


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*"My wife and I will sell your home personally"*

## First Floor

Approx. 547.7 sq. feet



14 Jackson Street  
High Barnes  
Sunderland  
SR4 7TX





# Energy Performance Certificate



**14, Jackson Street, SUNDERLAND, SR4 7TX**

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 16 November 2015  
**Date of certificate:** 17 November 2015  
**Reference number:** 8297-7962-1329-4897-1953  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 122 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years:** £ 4,242

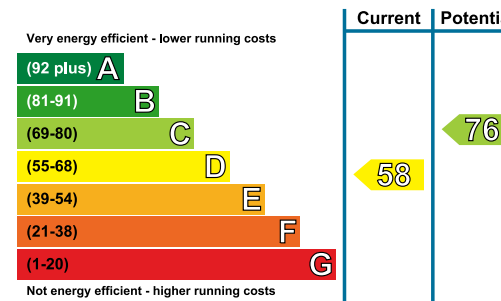
**Over 3 years you could save** £ 1,107

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 231 over 3 years	
Heating	£ 3,672 over 3 years	£ 2,673 over 3 years	
Hot Water	£ 339 over 3 years	£ 231 over 3 years	
<b>Totals</b>	<b>£ 4,242</b>	<b>£ 3,135</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 999	✓
2 Solar water heating	£4,000 - £6,000	£ 111	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 798	✓

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.