



26 Byron Street, Southwick, Sunderland, Tyne And Wear, SR5 1HJ  
£62,000

**THOMAS WATSON**  
Estate Agents

A modernised two bedroom mid terraced house. Conveniently located within walking distance of Southwick Village Green with a variety of amenities. The property comprises; UPVC Double Glazing, Newly Installed Combi Boiler, Large Living room/Dining room with staircase leading to first floor, Ground Floor bathroom/WC with electric shower, Newly fitted kitchen with electric oven and hob. Two first floor bedrooms and yard to rear.





## ACCOMMODATION COMPRISES GROUND FLOOR

### LIVING ROOM/DINING ROOM 15'11" X 17'0" (4.85m X 5.18m)

Carpet Flooring. Double Glazed Window. Central Heating Radiator. Stairs Leading To First Floor.



### LIVING ROOM/ DINING ROOM



### LOBBY

Carpet Flooring. Leading to Bathroom/ WC and Kitchen



### BATHROOM/WC 6'9" X 5'8" (2.06m X 1.73m)

Newly fitted bathroom suite comprising bath with electric shower, pedestal wash hand basin and low level WC. Central heating radiator. Fully Tiled walls. Lino Flooring.



### **KITCHEN 14'3" X 7'9" (4.34m X 2.36m)**

Newly Fitted Modern Kitchen with fully fitted wall, floor units and work surfaces. Space for dining table.. Electric oven and hob with extractor hood. Central heating Radiator. UPVC Door leading to



### **KITCHEN**



### **KITCHEN**



### **FIRST FLOOR**

### **LANDING**

Carpet flooring.

### **BEDROOM 1 9'5" X 17'2" (2.87m X 5.23m)**

Central heating radiator. Storage cupboard with recently fitted combi boiler. Carpet flooring.



## BEDROOM 2 6'7" X 6'5" (2.01m X 1.96m)

Central heating radiator. Carpet flooring.



## EXTERNAL

Yard to rear.



## EXTERNAL



### Disclaimer

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# Energy Performance Certificate



26, Byron Street  
 Dwelling type: Mid-terrace house  
 Date of assessment: 24 October 2008  
 Date of certificate: 12 November 2008  
 SUNDERLAND SR5 1HJ  
 Reference number: 8438-6220-5719-6454-0026  
 Total floor area: 70 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		52
(21-38) F	32	
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	567 kWh/m <sup>2</sup> per year	352 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	6.7 tonnes per year	4.2 tonnes per year
Lighting	£49 per year	£31 per year
Heating	£746 per year	£532 per year
Hot water	£194 per year	£87 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy savings recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.  
 For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)