



14 Summerhill, East Herrington, Sunderland, Tyne And Wear, SR3 3NH

Offers over £350,000

THOMAS WATSON

Estate Agents

We urge early internal inspection of this superb extended family sized four bedroom detached house with the benefit of a loft conversion providing study/ storage. The property is situated on an attractive mature plot in this popular location close to Doxford International, the A19 and a variety of local amenities including excellent schools. Benefitting from upvc double glazing, gas central heating and good decorative order throughout. Comprising; hallway, large living room overlooking rear garden, opening through to sitting room, separate dining room, fully fitted kitchen/ breakfast room with appliances, lobby with separate wc, four first floor bedrooms, two with en suite facilities, luxury family bathroom, second floor study/ storage, attached double by depth garage with blocked paved in/out driveway and gardens to front and rear.



ACCOMMODATION COMPRISES

GROUND FLOOR

HALLWAY

Central heating radiator with cover, wood floor, staircase off



LIVING ROOM (REAR) 5.4 x 4.88 (17'9" x 16'0")

Double central heating radiator, large Inglenook fireplace with gas stove, coved ceiling, double glazed patio doors leading to rear garden, opening through to Sitting Room



LIVING ROOM



SITTING ROOM (FRONT) 4.01 x 4.32 (13'2" x 14'2")

Double central heating radiator



DINING ROOM (FRONT) 3.11 x 3.35 (10'2" x 11'0")

Central heating radiator with cover storage cupboard



KITCHEN 3.21 x 5.07 (10'6" x 16'8")

Range of fitted wall, floor units and work surfaces, stainless steel sink unit and single drainer, tiled floor, part tiled walls, central heating radiator, range cooker, american fridge freezer, tumble dryer, automatic washing machine and fridge



KITCHEN



LOBBY

Central heating radiator

SEPARATE WC

Low level suite

FIRST FLOOR

LANDING

Double central heating radiator, storage cupboard, coved ceiling, staircase off



BEDROOM 1 (REAR) 3.8 x 5.43 (12'6" x 17'10")

Central heating radiator, fitted wardrobes



EN SUITE BATHROOM/WC 2.07 x 3.78 (6'9" x 12'5")

Fully tiled walls, suite comprising panelled bath, pedestal wash hand basin, shower cubicle with plumbed in shower and low level wc



BEDROOM 2 (FRONT) 3.79 x 3.76 (12'5" x 12'4")

Double central heating radiator



EN SUITE SHOWER ROOM/WC

Fully tiled walls, suite comprising shower cubicle with plumbed in shower, wash hand basin in vanity unit and low level wc



BEDROOM 3 (REAR) 3.31 x 3.78 (10'10" x 12'5")

Central heating radiator, mirror fronted fitted wardrobes



BEDROOM 4 (FRONT) 3.25 x 3.47 (10'8" x 11'5")

Three central heating radiators, fitted wardrobes



BATHROOM/WC 2.27 x 2.37 (7'5" x 7'9")

Chrome heated towel rail, tiled floor, spot lighting to ceiling, fully tiled walls, central heating radiator, suite comprising shower cubicle with plumbed in shower, roll top bath, wash hand basin and low level wc



SECOND FLOOR

STUDY/ STORAGE 2.49 x 3.48 (8'2" x 11'5")

Wood stripped floor, two skylights

EXTERNAL

Blocked paved in/ out driveway two front with attached double by depth brick garage. Gardens to rear with lawns, shrubs, flower beds and fencing.



Disclaimer

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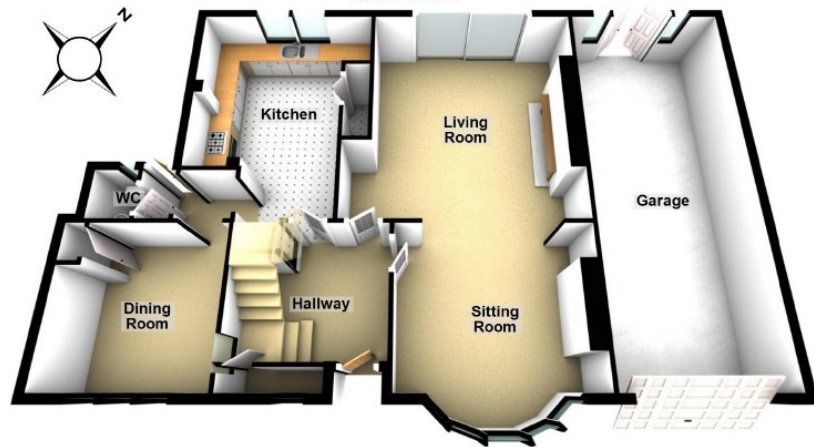
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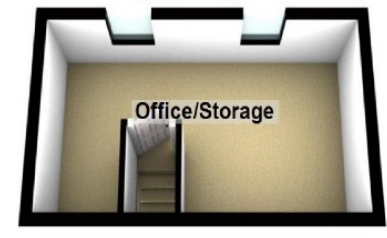
Ground Floor
Approx. 1227.2 sq. feet



First Floor
Approx. 1044.0 sq. feet



Second Floor
Approx. 172.2 sq. feet





Energy Performance Certificate



14, Summerhill, East Herrington, SUNDERLAND, SR3 3NH

Dwelling type: Detached house
Date of assessment: 25 January 2018
Date of certificate: 25 January 2018
Reference number: 2658-2050-7259-5068-0950
Type of assessment: RdSAP, existing dwelling
Total floor area: 189 m²

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:	£ 5,736
Over 3 years you could save	£ 1,524

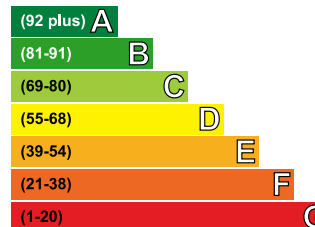
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 573 over 3 years	£ 288 over 3 years	
Heating	£ 4,869 over 3 years	£ 3,630 over 3 years	
Hot Water	£ 294 over 3 years	£ 294 over 3 years	
Totals	£ 5,736	£ 4,212	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
59	76

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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 765
2 Floor insulation (suspended floor)	£800 - £1,200	£ 519
3 Low energy lighting for all fixed outlets	£95	£ 243

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.