



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

£275,000

THOMAS WATSON

Estate Agents

We are delighted to offer for sale this extremely spacious greatly extended family sized semi detached residence situated in this superb residential location close to excellent schools, Doxford International and the A19. The property benefits from upvc double glazing and gas central heating. Comprising; entrance hall, hallway, living room, large dining room opening into a games room which overlooks the rear garden, fully fitted kitchen/ breakfast room, utility, cloaks/wc, three first floor bedrooms two of which have fitted wardrobes, bathroom/wc with roll top bath and shower cubicle, large double integral garage and good sized mature gardens with ample car parking space. An excellent family home.



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Wood stripped floor, upvc double glazed door

HALLWAY

Central heating radiator, staircase off



LIVING ROOM 3.62 x 8.08 (11'11" x 26'6")

Double central heating radiator, wood stripped floor, fireplace with electric fire, spot lighting to ceiling, double doors leading to dining room



LIVING ROOM



DINING ROOM/ GAMES ROOM 3.67 x 7.7 (12'0" x 25'3")

Two double central heating radiators, wood stripped floor, spot lighting to ceiling, double glazed french doors



DINING ROOM/ GAMES ROOM



DINING ROOM/ GAMES ROOM



DINING ROOM/ GAMES ROOM



KITCHEN/ BREAKFAST ROOM 4.4 x 5 (14'5" x 16'5")

Two central heating radiators, wood stripped floor, range of fully fitted wall, floor units and work surfaces, stainless steel sink unit and single drainer, part tiled walls, electric oven and gas hob with cooker hood



KITCHEN/ BREAKFAST ROOM



KITCHEN/ BREAKFAST ROOM



UTILITY ROOM

Stainless steel sink unit and single drainer, central heating radiator, wood stripped floor

CLOAKS/WC

Central heating radiator, suite comprising wash hand basin and low level wc

FIRST FLOOR

LANDING

Access to floored and walled loft providing playroom/storage

PLAYROOM/ STORAGE ROOM 3.9 x 3.59 (12'10" x 11'9")

Pine clad walls and ceiling, skylight

BEDROOM 1 (FRONT) 5.55 x 2.33 (18'3" x 7'8")

Central heating radiator, fitted wardrobes, storage cupboard

**BEDROOM 2 (REAR) 3.66 x 2.76 (12'0" x 9'1")**

Central heating radiator, fitted wardrobe

**BEDROOM 3 (FRONT/ REAR) 4.52 x 1.99 (14'10" x 6'6")**

Central heating radiator, double glazed french doors leading to front balcony

**BEDROOM 3****BATHROOM/WC 2.54 x 2.7 (8'4" x 8'10")**

Central heating radiator, fully tiled walls, tiled floor, spot lighting to ceiling, suite comprising roll top bath, shower cubicle with electric shower, wash hand basin in vanity unit and low level wc

**EXTERNAL**

Integral double garage (5.43 x 6.97) gardens to front and rear with lawns, patio, shrubs, flower beds, fencing and driveway to front providing ample car parking space.

**Disclaimer**

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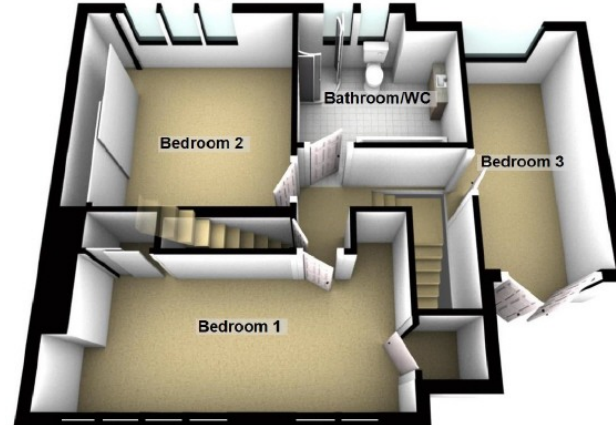
Ground Floor

Approx. 1458.0 sq. feet



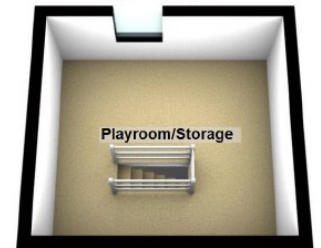
First Floor

Approx. 550.2 sq. feet



Second Floor

Approx. 152.1 sq. feet





Energy Performance Certificate



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

Dwelling type: Semi-detached house
Date of assessment: 12 November 2018
Date of certificate: 27 November 2018

Reference number: 9428-2965-7219-6218-6964
Type of assessment: RdSAP, existing dwelling
Total floor area: 156 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

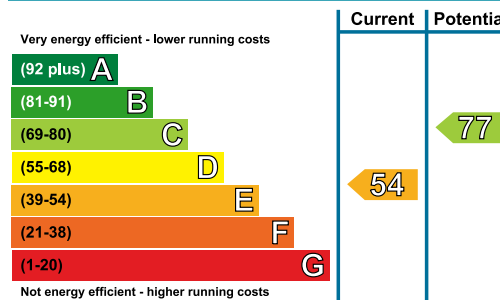
Estimated energy costs of dwelling for 3 years:	£ 5,616
Over 3 years you could save	£ 2,073

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 528 over 3 years	£ 264 over 3 years	
Heating	£ 4,728 over 3 years	£ 2,958 over 3 years	
Hot Water	£ 360 over 3 years	£ 321 over 3 years	
Totals	£ 5,616	£ 3,543	

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



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	£ 1,026
2 Low energy lighting for all fixed outlets	£90	£ 213
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 567

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.