



30 Rosedale Street, Millfield, Sunderland, Tyne And Wear, SR1 3RW

£60,000

THOMAS WATSON

Estate Agents

We are pleased to bring to the market a modernised two bedroom mid terraced cottage with loft conversion situated in this convenient and popular location. Within walking distance to Sunderland City Centre, Chester Road University and nearby university metro Station. The property provides a perfect family/starter home or an ideal investment opportunity. The property benefits from UPVC double glazing and gas central heating. Property comprises hallway living room, ground floor double bedroom with built in wardrobe, fitted kitchen with appliances, bathroom/wc with 3 piece suite, second bedroom to first floor and enclosed yard to rear. We urge early inspection.



**ACCOMMODATION COMPRISES
GROUND FLOOR
HALLWAY**

**BEDROOM 1 (front) 3.75 x 3.92
(12'4" x 12'10")**

Central heating radiator. Built in wardrobe.



BEDROOM 1 (front)



LIVING ROOM 4.87 x 4.48 (16'0" x 14'8")

Central heating radiator. Staircase off. Double glazed French Doors.



LIVING ROOM



KITCHEN 3.90 x 2.17 (12'10" x 7'1")

Range of fitted wall, floor units and work surfaces. Stainless steel sink unit and single drainer. Tiled floor.



KITCHEN

Gas central heating boiler. Electric oven & gas hob, fridge/freezer. Automatic washing machine.



BATHROOM/WC 1.73 x 2.18 (5'8" x 7'2")

Central heating radiator. Tiled floors. Part tiled walls. Suite comprising panelled bath, pedestal wash hand basin & low level wc.



BATHROOM/WC



FIRST FLOOR

BEDROOM 2 4.85 x 5.59 (15'11" x 18'4")

Central heating radiator. Wood strip floor. 2 Skylights.



BEDROOM 2



EXTERNAL

Yard to rear.

Disclaimer

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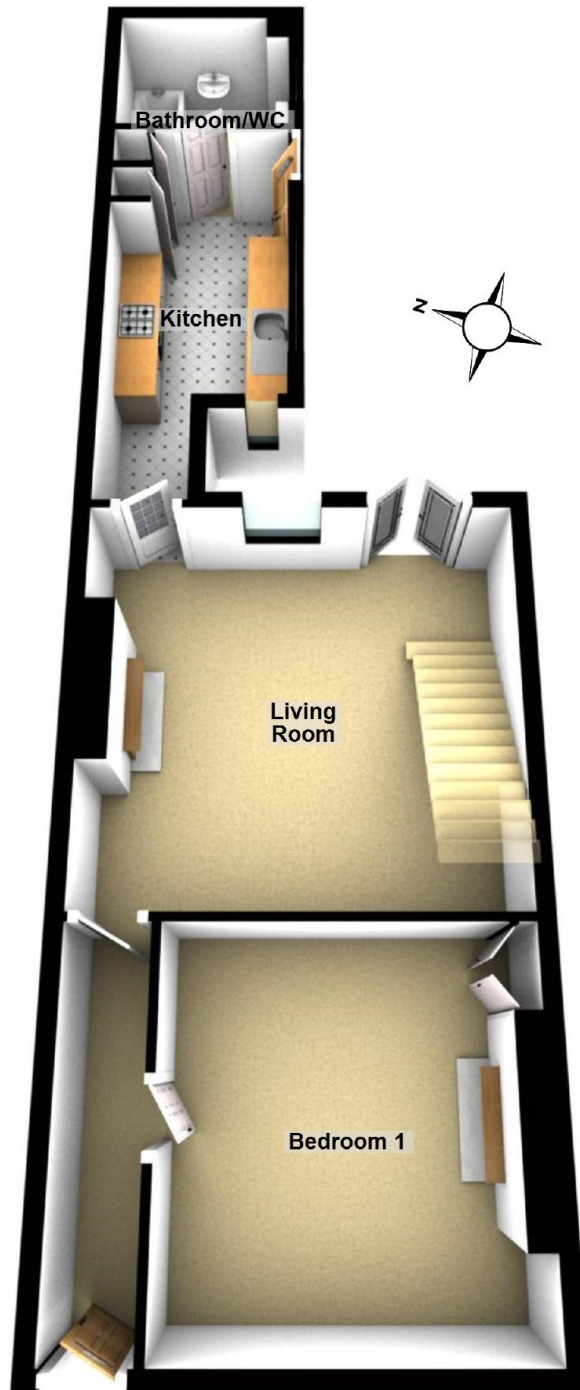
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Ground Floor

Approx. 587.3 sq. feet

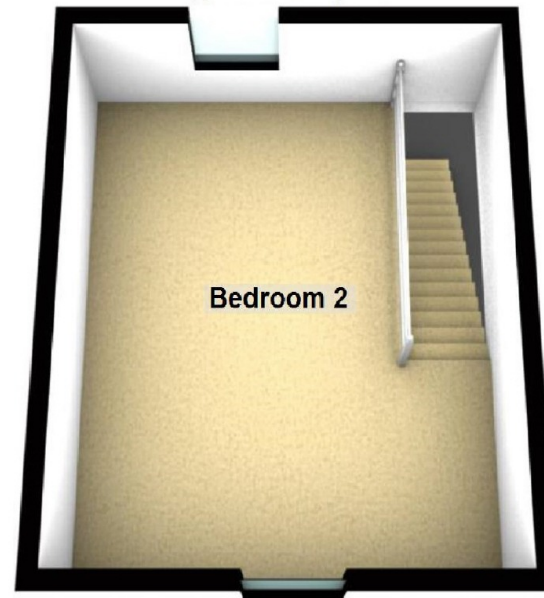


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First Floor

Approx. 279.3 sq. feet





Energy Performance Certificate



30, Rosedale Street, SUNDERLAND, SR1 3RW

Dwelling type: Mid-terrace house
Date of assessment: 11 September 2015
Date of certificate: 22 September 2015
Reference number: 9498-1065-7231-3095-1990
Type of assessment: RdSAP, existing dwelling
Total floor area: 83 m²

Use this document to:

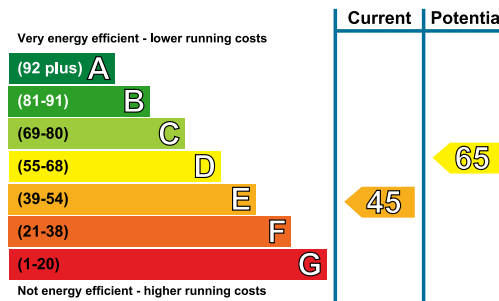
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,266
Over 3 years you could save	£ 792

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 183 over 3 years	
Heating	£ 3,726 over 3 years	£ 3,066 over 3 years	
Hot Water	£ 357 over 3 years	£ 225 over 3 years	
Totals	£ 4,266	£ 3,474	

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



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 Floor insulation (solid floor)	£4,000 - £6,000	£ 99
2 Heating controls (room thermostat)	£350 - £450	£ 183
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 312

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.