



65 Wearhead Drive, Eden Vale, Sunderland, Tyne And Wear, SR4 7LP

Offers over £97,950

THOMAS WATSON

Estate Agents

Providing ideal accommodation for the young couple or first time buyer, we are pleased to offer for sale this modern two bedroom mid terraced house situated on this popular development close to the local metro station and all amenities. Gas central heating, upvc double glazing. Comprising; Hallway, cloaks/wc, living room, fitted kitchen with appliances, two first floor bedrooms, bathroom/wc with shower and screen, driveway to front and well stocked gardens secluded to rear.



ACCOMMODATION COMPRISES GROUND FLOOR

HALLWAY

CLOAKS/WC

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



LIVING ROOM 11'1"x 13'8" (3.38m 4.17m)

Central heating radiator.



LIVING ROOM



KITCHEN 14'3"x 8'8" (4.34m 2.64m)

Range of fitted wall, floor units and work surfaces, sink unit and single drainer, part tiled walls. Central heating radiator, storage cupboard, double glazed french doors, electric oven, gas hob.



KITCHEN

Cooker hood, automatic washing machine, fridge/ freezer and dish washer.

FIRST FLOOR

LANDING

BEDROOM 1 12'1"x 14'3" (3.68m 4.34m)

Central heating radiator, storage cupboard, double built in wardrobe.



BEDROOM 2 7'10"x 10'6" (2.39m 3.20m)

Central heating radiator, wood stripped floor, storage cupboard with hanging rail.



BATHROOM/WC 5'8"x 6'4" (1.73m 1.93m)

Suite comprising panelled bath with plumed in shower and screen, pedestal wash hand basin and low level wc, Central heating radiator, extractor fan, spot lighting to ceiling.



BATHROOM/WC



BATHROOM/WC

EXTERNAL

Driveway to front and secluded gardens to rear with lawns, patio and fencing.



Disclaimer

Thomas Watson Ltd 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 Ltd 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

45 Frederick Street, Sunderland, Tyne & Wear, SR1 1NF
T: 0191 514 2020
sales@thomaswatsonestateagents.co.uk
www.thomaswatsonestateagents.co.uk



THOMAS WATSON

Estate Agents







Energy Performance Certificate



65, Wearhead Drive, SUNDERLAND, SR4 7LW

Dwelling type: Mid-terrace house
Date of assessment: 13 August 2015
Date of certificate: 13 August 2015

Reference number: 0001-2897-7980-9395-2825
Type of assessment: RdSAP, existing dwelling
Total floor area: 62 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

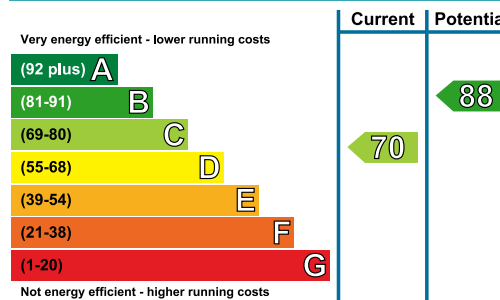
Estimated energy costs of dwelling for 3 years:	£ 1,836
Over 3 years you could save	£ 384

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 132 over 3 years	
Heating	£ 1,164 over 3 years	£ 1,125 over 3 years	
Hot Water	£ 408 over 3 years	£ 195 over 3 years	
Totals	£ 1,836	£ 1,452	

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 Low energy lighting for all fixed outlets	£45	£ 111	
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 144	✓
3 Solar water heating	£4,000 - £6,000	£ 126	✓

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.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.