



## Nunthorpe Avenue, SR2 9SP

**Offers In The Region Of  
£145,000**

**\*\* NEWLY REDUCED \*\***Paul Airey welcome to the market this spacious 3 bedroom semi detached situated on the popular St Aidans Estate which is in close proximity to an excellent range of local everyday amenities.

The property provides excellent family accommodation which briefly comprises, entrance porch, reception hall, lounge through dining room, well appointed kitchen, utility & WC, at first floor there are 3 bedrooms, house bathroom and separate WC.

Externally, to the front there is small front lawned garden, single driveway leading to an integral garage, whilst to the rear there are large well stocked gardens comprising of lawns, patio/seating areas, vegetable plot, borders.

We would strongly recommend an internal inspection to avoid any disappointment.

# Nunthorpe Avenue, Sunderland, SR2 9SP

**Entrance Hall**



**First Floor**



**Lounge/Dining Room**

23'7" x 11'5" (7.18m x 3.47m)



**Bedroom**

10'7" x 9'1" (3.22m x 2.76m)



**Kitchen**

14'10" x 7'7" (4.54m x 2.33m)



**Bedroom**

12'8" x 10'3" (3.86m x 3.12m)





# Nunthorpe Avenue, Sunderland, SR2 9SP

## Bedroom

7'8" x 7'7" (2.34m x 2.32m)



## Bathroom



Door to:

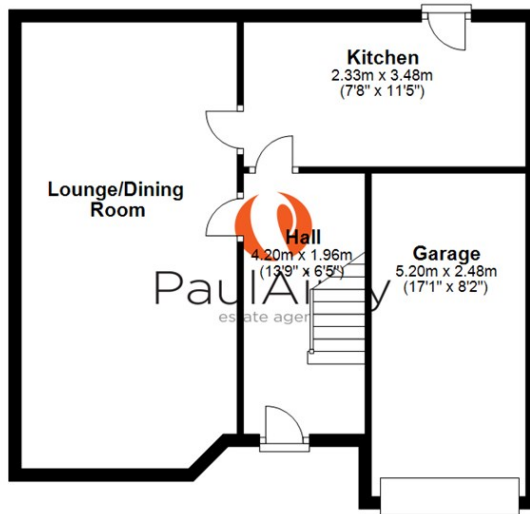
## Separate WC



## Externally

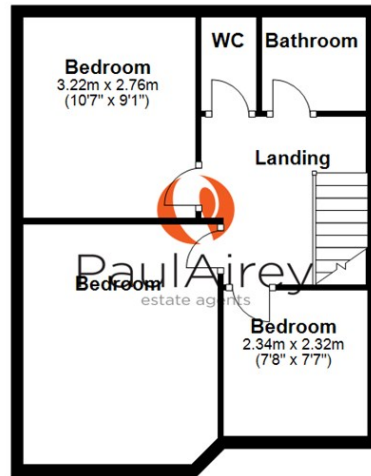
### Ground Floor

Approx. 57.9 sq. metres (623.2 sq. feet)



### First Floor

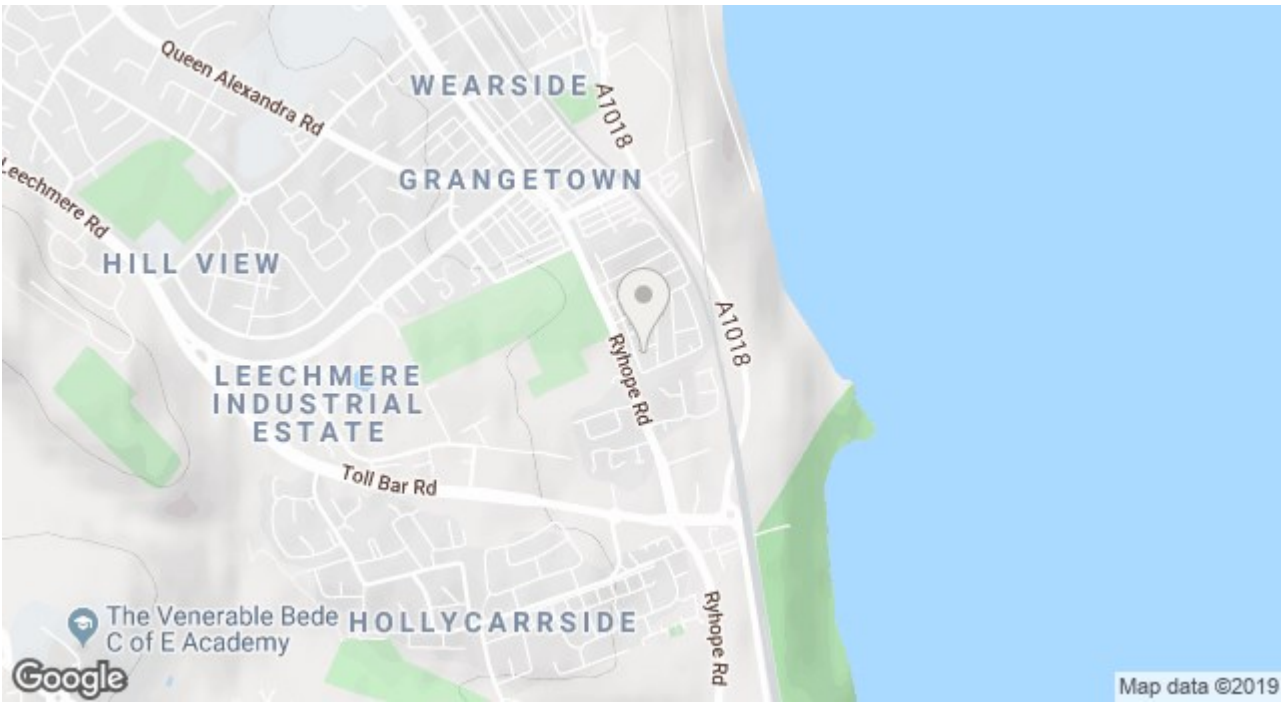
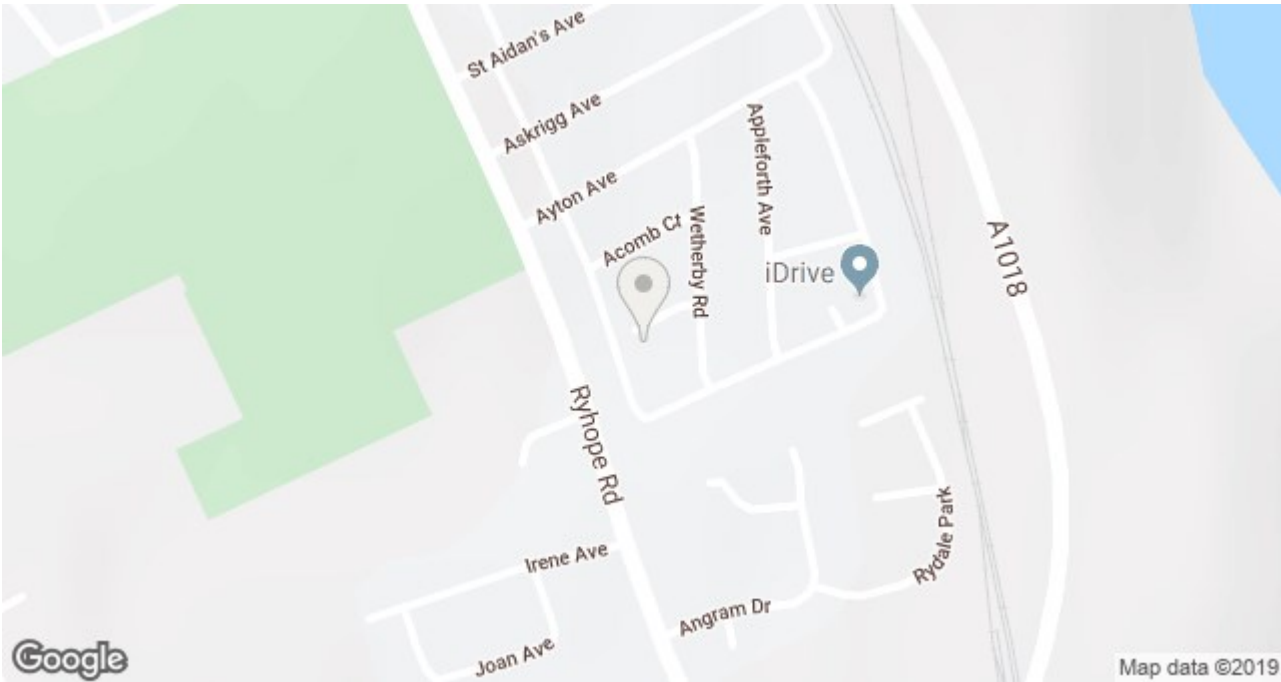
Approx. 38.3 sq. metres (412.5 sq. feet)



Total area: approx. 96.2 sq. metres (1035.7 sq. feet)

Disclosure - This floor plan cannot be relied upon for measuring of any fixtures and fittings and is for illustration purposes only.  
Plan produced using PlanUp.

# Nunthorpe Avenue, Sunderland, SR2 9SP



Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
58	77
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current	Potential
51	71
England & Wales	
EU Directive 2002/91/EC	