



**£245,000**

## **Estuary Way, SR4 0RS**

We welcome to the market this fully modernised detached bungalow, which is situated in a tranquil setting within the South Hylton Riverside Park.

Internally the extended living accommodation briefly comprises: reception porch, spacious lounge/dining room, kitchen/breakfasting room, separate utility, large conservatory, ground floor bedroom & house bathroom. At first floor there are a further 2 double bedrooms which are equally served by the luxury shower room.

Externally the property occupies a highly sought after plot having beautiful landscaped and manicured gardens to both front and rear together with an extensive block paved driveway which provides ample off street parking.

Additionally the property benefits from full double glazing and gas central heating.

The property is superbly located within South Hylton being a short walk from the Metro Station whilst also allowing for rapid access to the A19 regional road network.

This unique property will appeal to a variety of purchasers and we would highly recommend an internal inspection to avoid any disappointment.



# Estuary Way, Sunderland, SR4 0RS

## Porch

## Lounge

19'7" x 17'10" (5.98m x 5.43m)

Two double doors, door to:

## Inner Hall



## Bedroom

13'9" x 11'5" (4.20m x 3.5m )



## Conservatory



## Kitchen

12'7" x 11'9" (3.84m x 3.58m)



## First Floor

## Shower Room



## Utility

5'10" x 8'2" (1.79m x 2.48m)

## Bathroom

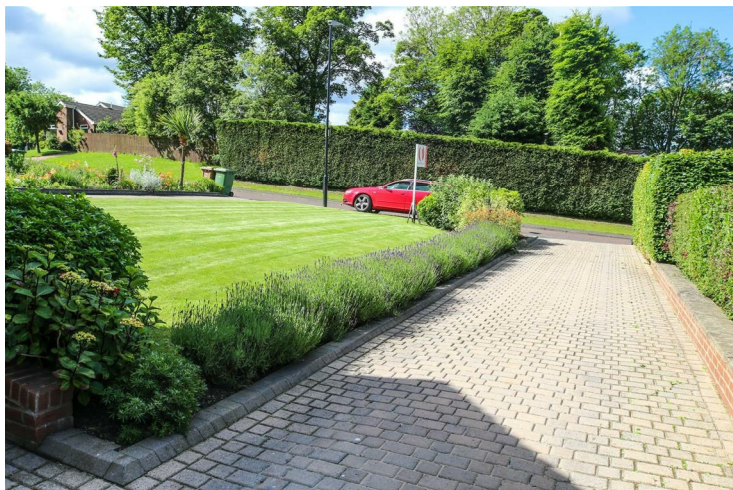




# Estuary Way, Sunderland, SR4 0RS

## Bedroom

11'6" x 14'9" (3.50m x 4.49m)



## Bedroom

10'5" x 14'9" (3.17m x 4.49m)

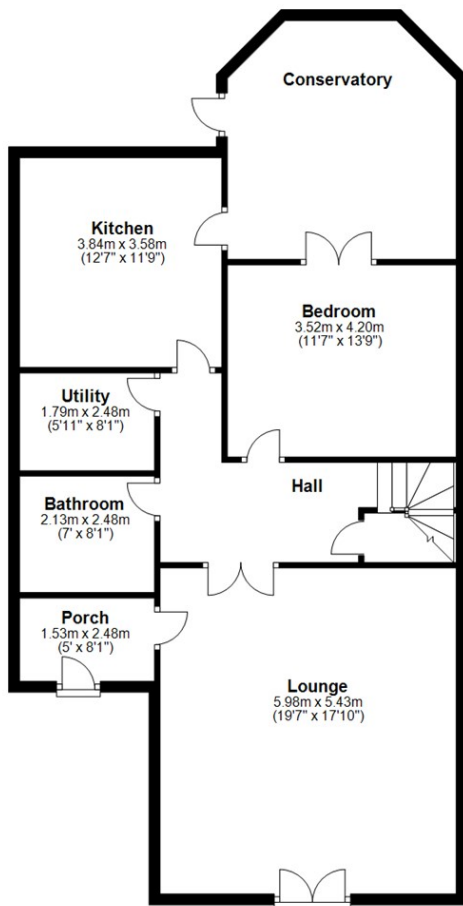


## Externally

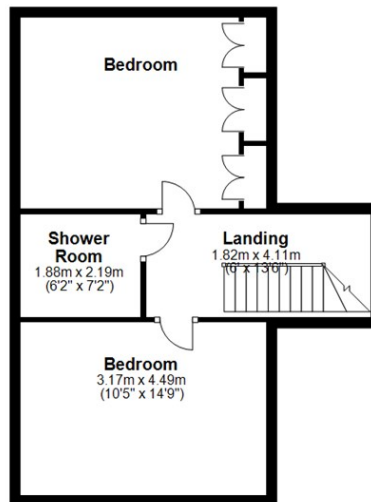


## Front Aspect

**Ground Floor**  
Approx. 106.8 sq. metres (1150.0 sq. feet)



**First Floor**  
Approx. 42.6 sq. metres (458.7 sq. feet)



Total area: approx. 149.5 sq. metres (1608.7 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.

# Estuary Way, Sunderland, SR4 0RS



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
72	81
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
69	79
England & Wales	
EU Directive 2002/91/EC	