



39 Aysgarth Avenue, St Aidens Estate, Grangetown, Sunderland, SR2 9RT

£129,950

**THOMAS WATSON**

Estate Agents



Situated on an attractive corner plot with extensive Sea views to the side we are pleased to offer for sale this recently refurbished 3 bedroom Semi Detached house providing ideal family sized accommodation throughout. Benefitting from UPVC double glazing and full gas central heating. The property briefly comprises hallway, living room, dining room, recently refitted kitchen with electric oven, electric hob and cooker hood, recently refitted bathroom/wc , 3 first floor bedrooms. Detached brick garage and gardens to front, side and rear. We urge early internal inspection to avoid disappointment. Priced for quick sale.



## ACCOMMODATION COMPRISES GROUND FLOOR

### HALLWAY

Central heating radiator. Staircase off.

### LIVING ROOM 3.48 X 4.60 (11'5" X 15'1")

Central heating radiator. Fireplace with electric fire.



### LIVING ROOM



### DINING ROOM 2.44 X 4.93 (8'0" X 16'2")

Central heating radiator. Opening through to kitchen.



### KITCHEN 3.15 X 1.88 (10'4" X 6'2")

Range of refitted wall, floor units and work surfaces, stainless steel sink unit and single drainer, part tiled walls, plumbed for automatic washing machine, electric oven and electric hob





## KITCHEN



## BATHROOM/WC 1.78 X 1.96 (5'10" X 6'5")

Chrome heated towel rail, Refitted suite comprising panelled bath, pedestal wash hand basin and low level wc. Tiled floor. Part tiled walls.



## FIRST FLOOR

### LANDING

## BEDROOM 1 (front) 3.48 x 4.42 (11'5" x 14'6")

Central heating radiator.



## BEDROOM 2 (rear) 2.46 x 3.56 (8'1" x 11'8")

Central heating radiator.



## BEDROOM 3 (rear) 2.46 X 2.49 (8'1" X 8'2")

Central heating radiator.



## EXTERNAL

Gardens to front, side and rear and brick single garage to rear.



### Disclaimer

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# THOMAS WATSON

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## Estate Agents











# Energy Performance Certificate



39, Aysgarth Avenue, SUNDERLAND, SR2 9RT

**Dwelling type:** Semi-detached house  
**Date of assessment:** 06 February 2017  
**Date of certificate:** 06 February 2017

**Reference number:** 0068-9039-7262-4693-7910  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 83 m<sup>2</sup>

## 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

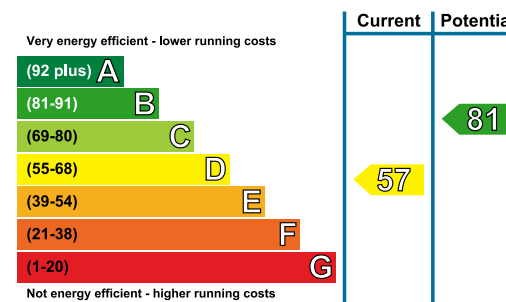
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,288</b>
<b>Over 3 years you could save</b>	<b>£ 1,068</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 222 over 3 years	£ 165 over 3 years	
<b>Heating</b>	£ 2,709 over 3 years	£ 1,842 over 3 years	
<b>Hot Water</b>	£ 357 over 3 years	£ 213 over 3 years	
<b>Totals</b>	<b>£ 3,288</b>	<b>£ 2,220</b>	

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	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 189	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 189	✓
3 Low energy lighting for all fixed outlets	£15	£ 45	

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](http://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.