



44 Newlands Ave, Tunstall, Sunderland, Tyne & Wear, SR3 1XW
Offers over £189,950

THOMAS WATSON
Estate Agents

An attractive 3 bedroomed Semi Detached house in this excellent residential location off Queen Alexandra Road close to local shops, schools and public transport facilities. and also including Backhouse and Barnes Parks. Benefitting from full gas central heating and briefly comprising hallway, living room, separate dining room, fully fitted kitchen with appliances, first floor landing with refitted bathroom/wc, 3 bedrooms. Detached brick garage with driveway and pleasant mature gardens to front and rear. The property provides an excellent family home and internal inspection is advised.



ACCOMMODATION COMPRISES

GROUND FLOOR

HALLWAY

Central heating radiator with cover. Staircase off, wood strip floor. Storage cupboard.



LIVING ROOM (front) 4.5 x 4.26 (14'9" x 14'0")

Central heating radiator. Fireplace with fitted gas fire. Wood strip floor.



LIVING ROOM



DINING ROOM (rear) 4.26 x 4.11 (14'0" x 13'6")

Wood strip floor. Fireplace with fitted coal effect gas fire, double glazed french doors overlooking rear garden.



DINING ROOM



KITCHEN 3.89 x 3.07 (12'9" x 10'1")

Range of fitted wall, floor units and work surfaces. Stainless steel sink unit and single drainer. Electric oven and gas hob with cooker hood. Fridge/Freezer.



KITCHEN



FIRST FLOOR

LANDING

Storage cupboard with combi boiler.

BATHROOM/WC 2.15 X 2.71 (7'1" X 8'11")

Chrome heated towel rail. Tiled floor. Fully tiled walls. Suite comprising panelled bath with plumbed in shower, pedestal wash hand basin and low level wc.



BEDROOM 1 (front) 3.95 x 4.28 (13'0" x 14'1")

Central heating radiator.



BEDROOM 2 (rear) 3.14 x 3.97 (10'4" x 13'0")

Central heating radiator.



BEDROOM 3 (rear) 2.72 x 1.98 (8'11" x 6'6")

Central heating radiator.



EXTERNAL

Gardens to front and rear with patio, lawns, shrubs and fencing. Detached brick garage with driveway.

Disclaimer

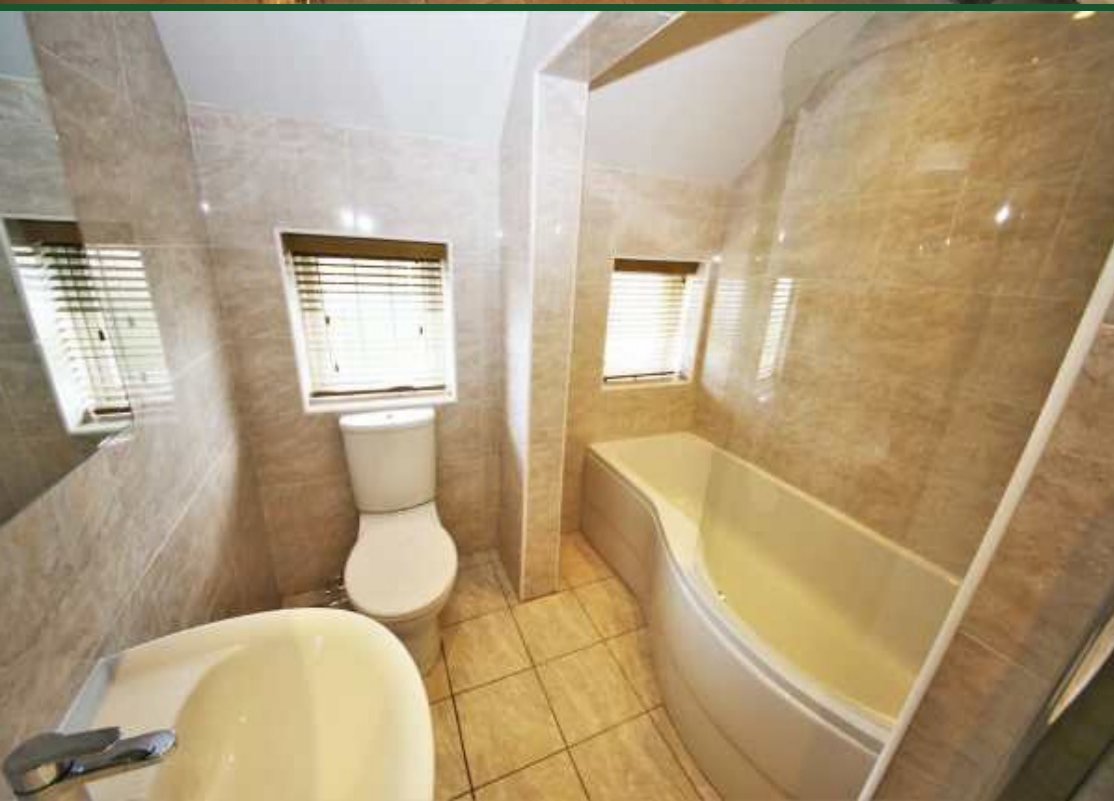
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Energy Performance Certificate



44, Newlands Avenue, SUNDERLAND, SR3 1XW

Dwelling type: Semi-detached house
Date of assessment: 08 April 2019
Date of certificate: 08 April 2019

Reference number: 8402-2886-7329-9607-8413
Type of assessment: RdSAP, existing dwelling
Total floor area: 112 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

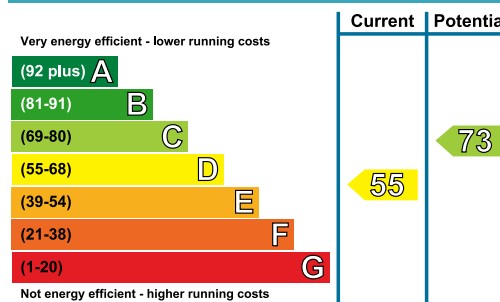
Estimated energy costs of dwelling for 3 years:	£ 4,131
Over 3 years you could save	£ 885

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 351 over 3 years	£ 225 over 3 years	
Heating	£ 3,447 over 3 years	£ 2,793 over 3 years	
Hot Water	£ 333 over 3 years	£ 228 over 3 years	
Totals	£ 4,131	£ 3,246	

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 (suspended floor)	£800 - £1,200	£ 216
2 Low energy lighting for all fixed outlets	£40	£ 111
3 Heating controls (room thermostat)	£350 - £450	£ 459

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.