



8 Eaglescliffe, Ryhope, Sunderland, Tyne & Wear, SR2 0EJ
£159,950

THOMAS WATSON
Estate Agents

An attractive modern family sized 3 bedroom Detached house situated in this cul de sac position on this recently constructed popular development close to Ryhope Village centre, Doxford International, the A19 and all amenities. Benefitting from UPVC double glazing, gas central heating and briefly comprising hallway, living room, separate dining room, fully fitted kitchen with oven and hob, 3 first floor bedrooms with en suite shower room/wc to master bedroom, family bathroom/wc. Detached brick garage with driveway and attractive lawned gardens to front and rear. An ideal family home.



ACCOMMODATION COMPRISES

GROUND FLOOR

HALLWAY

Central heating radiator. Staircase off. Wood strip floor.



CLOAKS/WC

Central heating radiator. Suite comprising wash hand basin and low level wc. Part tiled walls.



LIVING ROOM 3.36 x 4.47 (11'0" x 14'8")

Central heating radiator. Wood strip floor. Double doors through to dining room.



LIVING ROOM



DINING ROOM 3.18 x 3.29 (10'5" x 10'10")

Central heating radiator. Wood strip floor. Double glazed french doors leading to rear garden.



KITCHEN 2.63 x 3.15 (8'8" x 10'4")

Range of fitted wall, floor units and work surfaces. Stainless steel sink unit and single drainer. Electric oven and gas hob with cooker hood. Plumbed for automatic washing machine. Gas central heating boiler.



KITCHEN



FIRST FLOOR

LANDING

Storage cupboard.

BEDROOM 1 2.69 x 3.68 (maximum) (8'10" x 12'1" (maximum))

Central heating radiator. Mirror fronted fitted wardrobes.



ENSUITE SHOWER ROOM/WC

Central heating radiator. Suite comprising double shower cubicle with plumbed in shower, pedestal wash hand and low level wc. Part tiled walls.



BEDROOM 2 (rear) 3.15 x 2.58 (10'4" x 8'6")

Central heating radiator.



BEDROOM 3 (front) 2.21 x 3.3 (7'3" x 10'10")

Central heating radiator.



BATHROOM/WC 3.32 x 1.47 (10'11" x 4'10")

Central heating radiator. Part tiled walls, suite comprising panelled bath with shower connection, pedestal wash hand basin and low level wc.



EXTERNAL

Detached brick garage with driveway. Attractive gardens to front and rear with lawns, patio and fencing.



EXTERNAL



EXTERNAL



Disclaimer

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Energy Performance Certificate

8, Eaglescliffe, SUNDERLAND, SR2 0EJ

Dwelling type: Detached house
Date of assessment: 31 January 2014
Date of certificate: 04 February 2014

Reference number: 8201-0591-6139-3777-5943
Type of assessment: SAP, new dwelling
Total floor area: 83 m²

Use this document to:

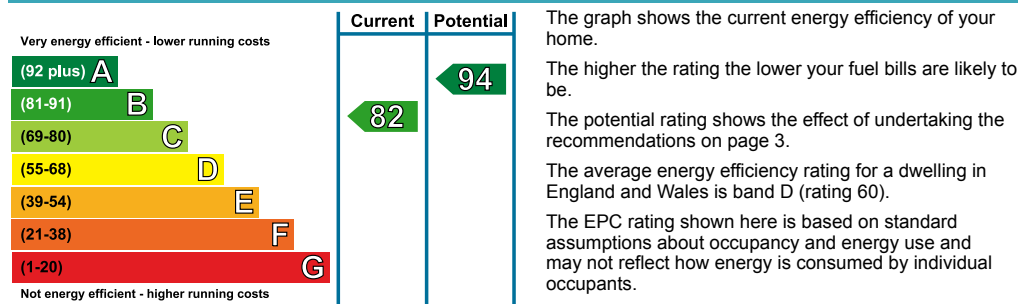
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,242
Over 3 years you could save	£ 114

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	
Heating	£ 804 over 3 years	£ 804 over 3 years	
Hot Water	£ 288 over 3 years	£ 174 over 3 years	
Totals	£ 1,242	£ 1,128	

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



Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 114
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 723