



**Offers Around £139,950**

## **Wetherby Road, St Aidans Estate, SR2 9SW**

We welcome to the market this very well maintained 3 bedroom semi detached family home which requires some updating and is reflected in the realistic asking price.

Located on the popular St.Aidans Estate being within close proximity to a range of everyday amenities to include: ASDA and Lidl Supermarkets, whilst also providing excellent local and regional transport links.

Internally the accommodation briefly comprises of; entrance porch, reception hall, lounge through dining room, kitchen/breakfasting room, at first floor there are 3 bedrooms, house bathroom with separate WC.

Externally the property benefits from well maintained gardens to both front and rear in addition to block paved driveway which leads to a single garage with remote controlled roller shutter door.

We would highly recommend an internal inspection of this property to avoid any disappointment.



# Wetherby Road, Sunderland, SR2 9SW

Porch

Hall



Spacious reception hall.



**Lounge/Dining Room**  
23'7" x 11'5" (7.18m x 3.47m)



Light and airy open plan lounge through dining room.



**Kitchen**  
7'8" x 14'11" (2.33m x 4.54m)



Fully fitted kitchen comprising of a comprehensive range of base & eye level units, co-ordinate worktops, plumbing for appliances.



**First Floor**  
Landing



# Wetherby Road, Sunderland, SR2 9SW

## Bedroom - Front

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



Fitted wardrobes.

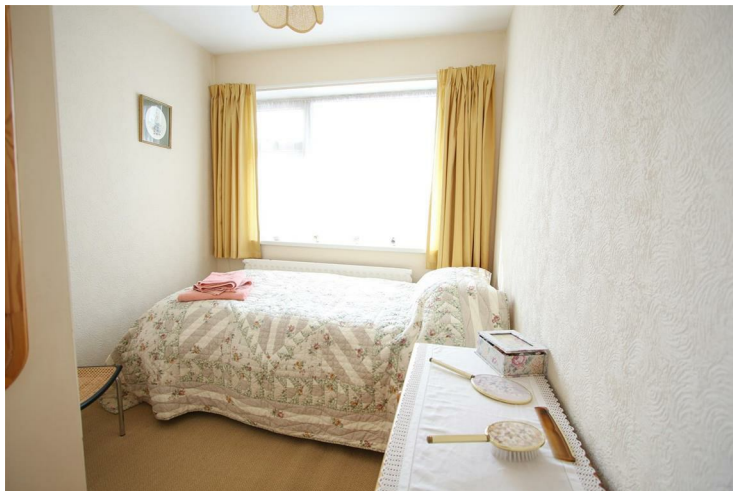
## Bedroom - Rear

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



## Bedroom - Front

7'8" x 7'6" (2.34m x 2.28m)



## Bathroom



Panel bath with shower over, pedestal wash hand basin.

## WC

Low level WC.

## Externally



Externally the property benefits from well maintained gardens to both front and rear in addition to block paved driveway which leads to a single garage with remote controlled roller shutter door.

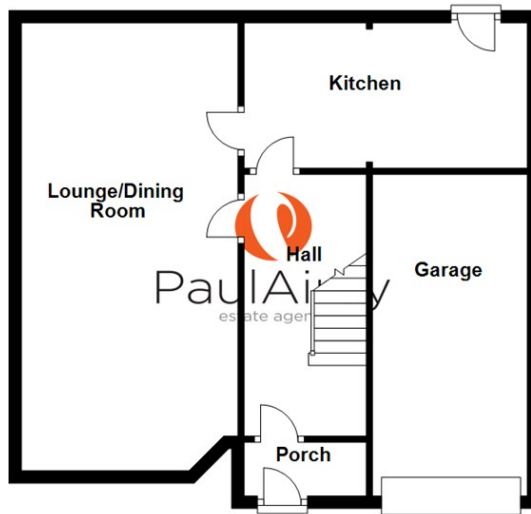


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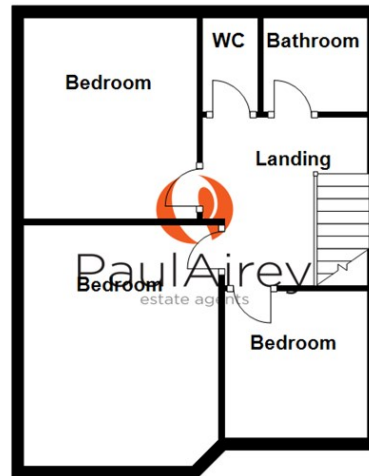
### Ground Floor

Approx. 59.8 sq. metres (643.2 sq. feet)



### First Floor

Approx. 38.2 sq. metres (411.5 sq. feet)

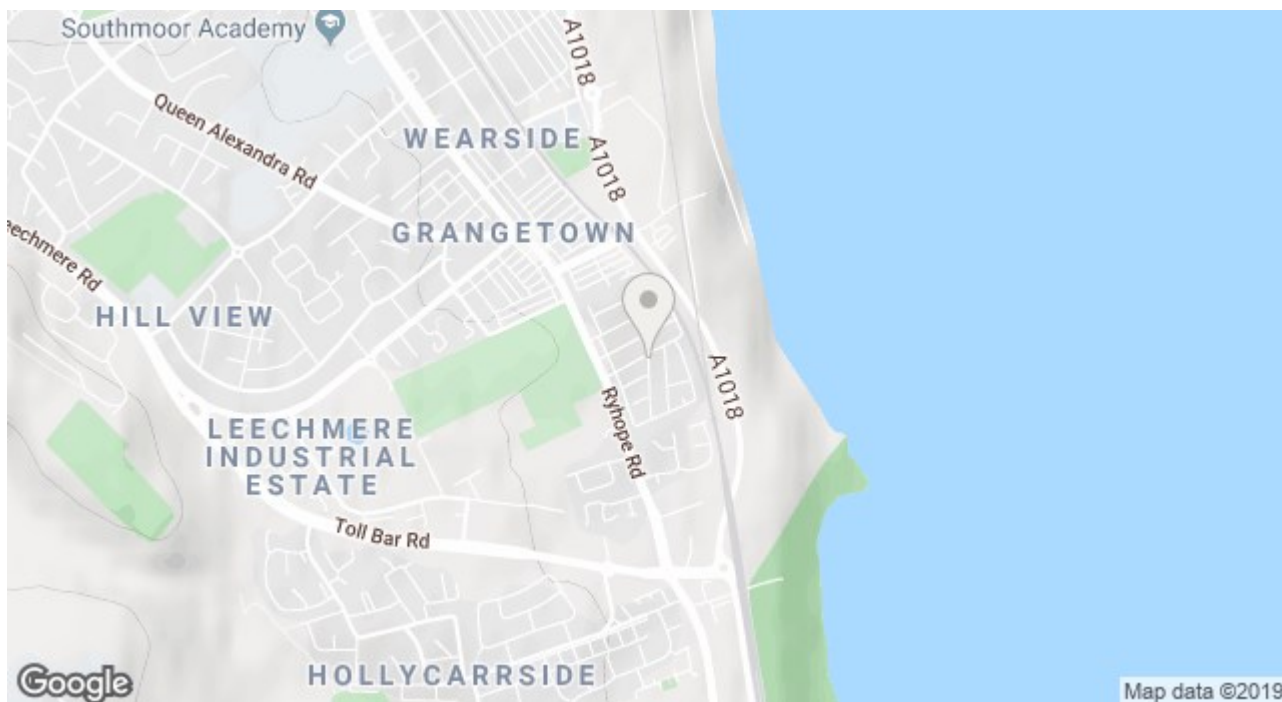
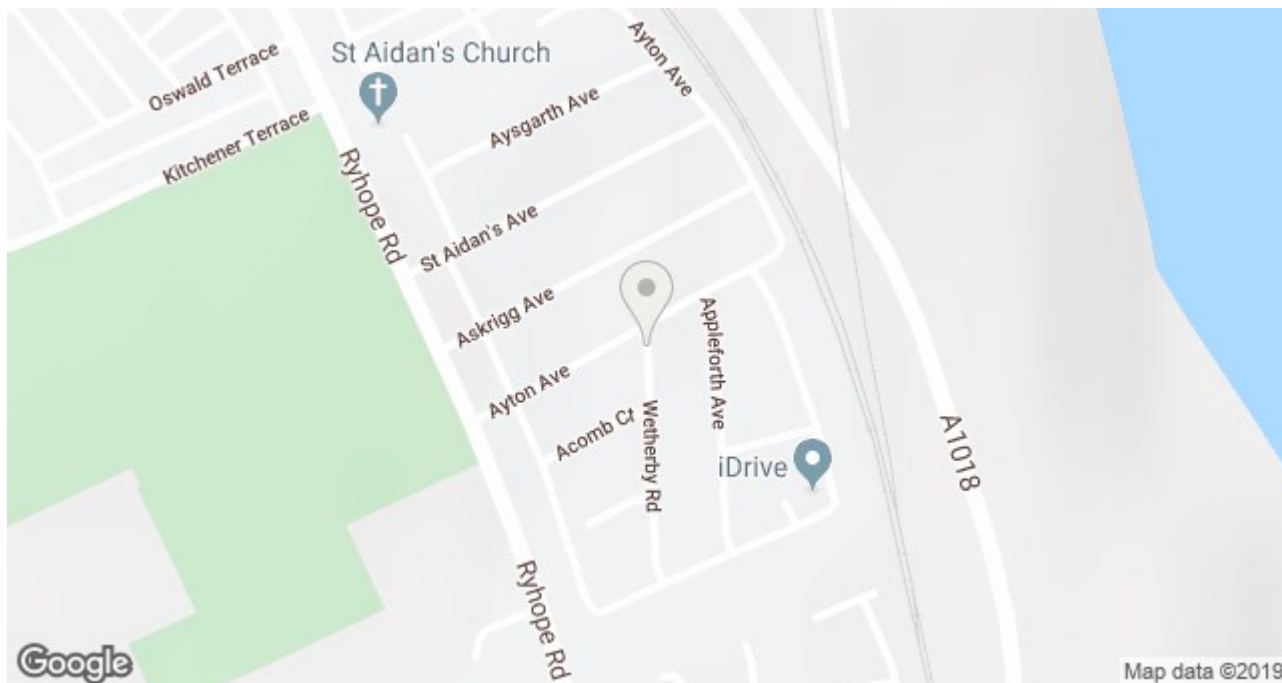


Total area: approx. 98.0 sq. metres (1054.8 sq. feet)

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.




## Wetherby Road, Sunderland, SR2 9SW



**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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		61
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	<div>73</div> <div>55</div>
(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	
England & Wales	
EU Directive 2002/91/EC	
