



2 Hanby Gardens, Barnes, Sunderland, Tyne & Wear, SR3 1UQ
£149,000

THOMAS WATSON
Estate Agents

We are delighted to offer for sale this attractive 3 bedroom Semi Detached house providing great family sized accommodation throughout. Situated in a cul de sac position on this popular development close to Barnes Park and local amenities. The property benefits from full gas central heating and UPVC double glazing. Briefly comprising hallway, living room, separate dining room, fitted kitchen, 3 first floor bedrooms, 2 of which have fitted wardrobes, bathroom/WC with coloured suite. Detached brick garage with driveway and pleasant mature gardens to front and rear.



ACCOMODATION COMPRISES GROUND FLOOR

HALLWAY

Central heating radiator with cover.
Staircase off with storage cupboard.
UPVC double glazed front door.



LIVING ROOM (front) 4.23 x 3.69 (13'11" x 12'1")

Central heating radiator. Fireplace.
Coved ceiling.



DINING ROOM (rear) 4.22 x 5.34 (13'10" x 17'6")

Fireplace with fitted coal effect gas fire.



KITCHEN 4.32 x 2.41 (14'2" x 7'11")

Range of fitted wall, floor units and work surfaces. Stainless steel sink unit and single drainer. Electric double oven gas hob with cooker hood. Gas central heating boiler UPVC double glazed



FIRST FLOOR

LANDING

Central heating radiator.



BATHROOM/WC 1.56 x 2.42 (5'1" x 7'11")

Heated towel rail. Fully tiled walls. Coloured suite comprising panelled bath, pedestal wash hand basin and low level wc.



BEDROOM 1 (front) 3.89 x 3.21 (plus wardrobes) (12'9" x 10'6" (plus wardrobes))

Central heating radiator. Fitted wardrobes.



BEDROOM 2 (rear) 3.09 x 3.25 (10'2" x 10'8")



BEDROOM 3 (front) 2.47 x 2.48 (8'1" x 8'2")

Central heating radiator. Fitted wardrobes.



EXTERNAL

Gardens to front and rear with lawns, shrubs, flower beds, block paving and fencing. Detached brick garage (2.4 x 5.14) with electric roller door and driveway. Integral garden shed with



EXTERNAL



Disclaimer

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Energy Performance Certificate



2, Hanby Gardens, SUNDERLAND, SR3 1UQ

Dwelling type: Semi-detached house
Date of assessment: 20 November 2019
Date of certificate: 21 November 2019

Reference number: 8593-8806-7729-1227-7913
Type of assessment: RdSAP, existing dwelling
Total floor area: 96 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:	£ 2,892
Over 3 years you could save	£ 606

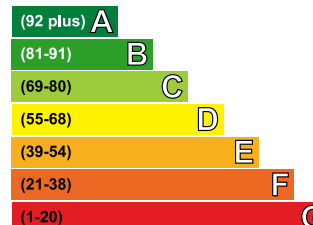
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 360 over 3 years	£ 210 over 3 years	
Heating	£ 2,226 over 3 years	£ 1,863 over 3 years	
Hot Water	£ 306 over 3 years	£ 213 over 3 years	
Totals	£ 2,892	£ 2,286	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
65	81

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 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 96
2 Floor insulation (suspended floor)	£800 - £1,200	£ 198
3 Low energy lighting for all fixed outlets	£50	£ 129

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.