



59 Flint Road, Alexandra Park, Sunderland, Tyne And Wear, SR4 6EG
£160,000

THOMAS WATSON
Estate Agents

Only from internal inspection can one fully appreciate the quality of this superb semi detached house which has been improved by the present vendor to a particularly high standard throughout. gas central heating, upvc double glazing, good decorative order. comprising; entrance porch, hallway, living room, lobby, cloaks/wc, fully fitted kitchen with appliances, two first floor bedrooms, one of which has fitted wardrobes, bathroom/wc with three piece suite and drencher shower, large third bedroom to the second floor, and pleasant gardens to front and rear. A superb family home.



**ACCOMMODATION COMPRISES
GROUND FLOOR
ENTRANCE HALL**

LIVING ROOM 3.62 x 4.65 (11'11" x 15'3")

Double central heating radiator.



LIVING ROOM

LIVING ROOM



LOBBY

Staircase off

CLOAKS/WC

Central heating radiator, suite comprising wash hand basin in vanity unit and low level wc.



KITCHEN 2.4 x 3.6 (7'10" x 11'10")

Range of fitted wall, floor units and work surfaces, sink unit and single drainer, double central heating radiator, comprehensive range of appliances including electric oven, microwave, gas



FIRST FLOOR

LANDING

BEDROOM 1 (front) 3 x 3.65 (9'10" x 12'0")

Central heating radiator. Fitted wardrobes.



BEDROOM 1



BEDROOM 2 (rear) currently used as a dining room 2.38 x 3.62 (7'10" x 11'11")

Central heating radiator. Feature fireplace.



BATHROOM/WC 1.7 x 2.25 (5'7" x 7'5")

Chrome heated towel rail, extractor fan, suite comprising panelled bath with plumbed in drencher shower, pedestal wash hand basin and low level wc.



SECOND FLOOR

LANDING

Storage cupboard.

BEDROOM 3 2.58 x 6.37 (8'6" x 20'11")

Central heating radiator, storage cupboard, three sky lights. Walk in wardrobe.



EXTERNAL

Gardens to front and rear with lawns (Astro turf) patio area and fencing. Car parking space.



EXTERNAL



Disclaimer

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Energy Performance Certificate



59, Flint Road, SUNDERLAND, SR4 6EG

Dwelling type: End-terrace house
Date of assessment: 19 September 2018
Date of certificate: 19 September 2018

Reference number: 0469-3801-7618-9398-0865
Type of assessment: SAP, new dwelling
Total floor area: 87 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

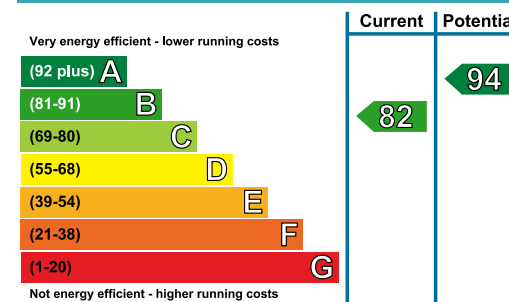
| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 1,233 |
| Over 3 years you could save | £ 90 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|------------------|--------------------|--------------------|--------------------------|
| Lighting | £ 192 over 3 years | £ 192 over 3 years | |
| Heating | £ 771 over 3 years | £ 771 over 3 years | |
| Hot Water | £ 270 over 3 years | £ 180 over 3 years | |
| Totals | £ 1,233 | £ 1,143 | |

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.

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 | £ 90 |
| 2 Solar photovoltaic panels, 2.5 kWp | £5,000 - £8,000 | £ 876 |