



9 Bollihope Drive, Elstob Farm, Sunderland, Tyne & Wear, SR3 1PH

£149,950

THOMAS WATSON

Estate Agents

We urge early inspection of this 3 bedroom semi detached house which requires some updating and improvement. The property is situated in a popular residential location close to local shops, schools and all amenities. Benefitting from UPVC double glazing and gas central heating. Comprises hallway, living room, dining room, large fitted kitchen/breakfast room with french doors, 3 first floor bedroom, bathroom/wc, access to floored loft with lighting. Attached brick garage with driveway. Gardens to front and rear. Realistically priced.



ACCOMMODATION COMPRISES GROUND FLOOR

HALLWAY

Staircase off.

LIVING ROOM 3.80 x 4.25 (12'6" x 13'11")

Central heating radiator. Storage cupboard. Brick fireplace with electric fire. Opening through to dining room.



LIVING ROOM



DINING ROOM 3.31 x 2.52 (10'10" x 6'7")

Central heating radiator.



KITCHEN/BREAKFAST ROOM 4.69 x 3.40 (15'5" x 11'2")

Range of fitted wall, floor units and work surfaces. Stainless steel sink unit and single drainer. Gas central heating boiler. Double glazed french doors leading to rear garden.



KITCHEN/BREAKFAST ROOM



FIRST FLOOR

LANDING

Access to floored loft with lighting.



BEDROOM 1 (front) 2.78 x 4.58 (9'1" x 15'0")

Double central heating radiator.



BEDROOM 2 (rear) 2.80 x 2.84 (9'2" x 9'4")

Central heating radiator.



BEDROOM 3 (front) 3.07 x 2.05 (10'1" x 6'9")

Central heating radiator.



BATHROOM/WC 1.86 x 1.90 (6'1" x 6'3")

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



EXTERNAL

Attached brick garage (6.11 x 2.34) with driveway. Gardens to front and rear with lawns, shrub, patio. External water supply and fencing.



Disclaimer

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Energy Performance Certificate



9, Bollihope Drive, SUNDERLAND, SR3 1PH

Dwelling type: Semi-detached house
Date of assessment: 05 November 2019
Date of certificate: 05 November 2019

Reference number: 9162-2875-7291-9501-7741
Type of assessment: RdSAP, existing dwelling
Total floor area: 76 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:	£ 3,246
Over 3 years you could save	£ 1,707

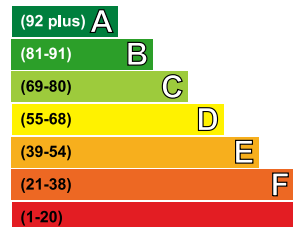
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 213 over 3 years	
Heating	£ 1,932 over 3 years	£ 1,116 over 3 years	
Hot Water	£ 1,101 over 3 years	£ 210 over 3 years	
Totals	£ 3,246	£ 1,539	

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
55	88

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 (solid floor)	£4,000 - £6,000	£ 234
2 Increase hot water cylinder insulation	£15 - £30	£ 246
3 Hot water cylinder thermostat	£200 - £400	£ 72

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.