



Wilden Court, Elstob Farm Estate, SR3 1NL

**Offers In The Region Of
£199,950**

We welcome to the market this beautifully presented and well extended 3 bedroom semi detached family home. Occupying an elevated corner plot within the highly popular Elstob Farm Estate, being within close proximity of an excellent range of local everyday amenities to include, Sainsbury's Hyper Market, Silksworth Puma Tennis Centre and Sports Complex, as well as allowing for easy access to Sunderland City Centre and the A19/A690 regional road networks. Internally the spacious accommodation briefly comprises of; reception hall, ground floor cloaks, lounge, open plan kitchen/family living space, whilst at first floor there are 3 double bedrooms and a larger than average house bathroom. Externally there are landscaped gardens to front side and rear together with a detached single garage.

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Reception Hall



Kitchen/open plan living space
19'1" x 20'10" (5.81m x 6.34m)



WC/Cloakroom



An impressive open plan kitchen/family living space, comprising; a comprehensive range of base & eye level with complimentary granite worktops together with a range of integrated appliances.

First Floor

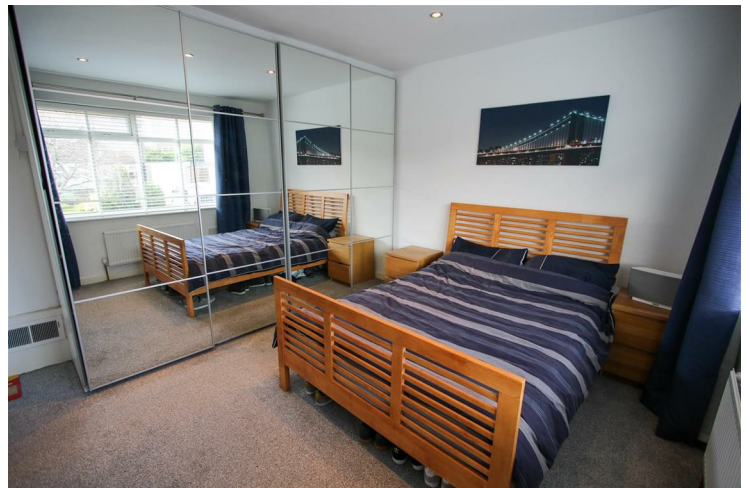


Lounge
13'11" x 11'4" (4.24m x 3.46m)



Landing

Bedroom
11'8" 11'6" (3.56m 3.51m)



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Bedroom

13'3" x 11'8" (4.06m x 3.56m)



Externally



Bedroom

10'9" x 10'1" (3.28m x 3.08m)



Garage



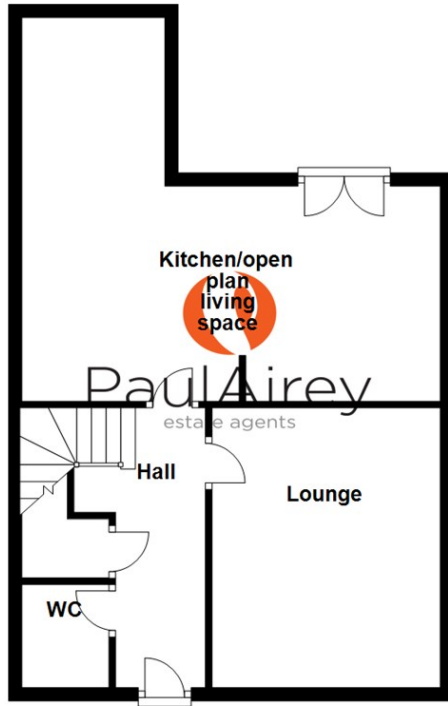
Family Bathroom



Contemporary white suite comprising of; P-shaped bath with shower & screen, low level wc, vanity wash hand basin.

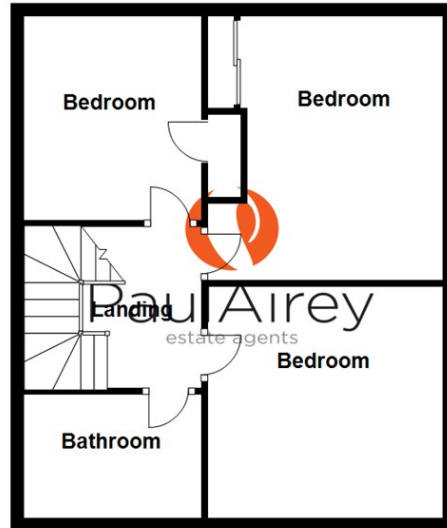
Ground Floor

Approx. 53.5 sq. metres (576.4 sq. feet)



First Floor

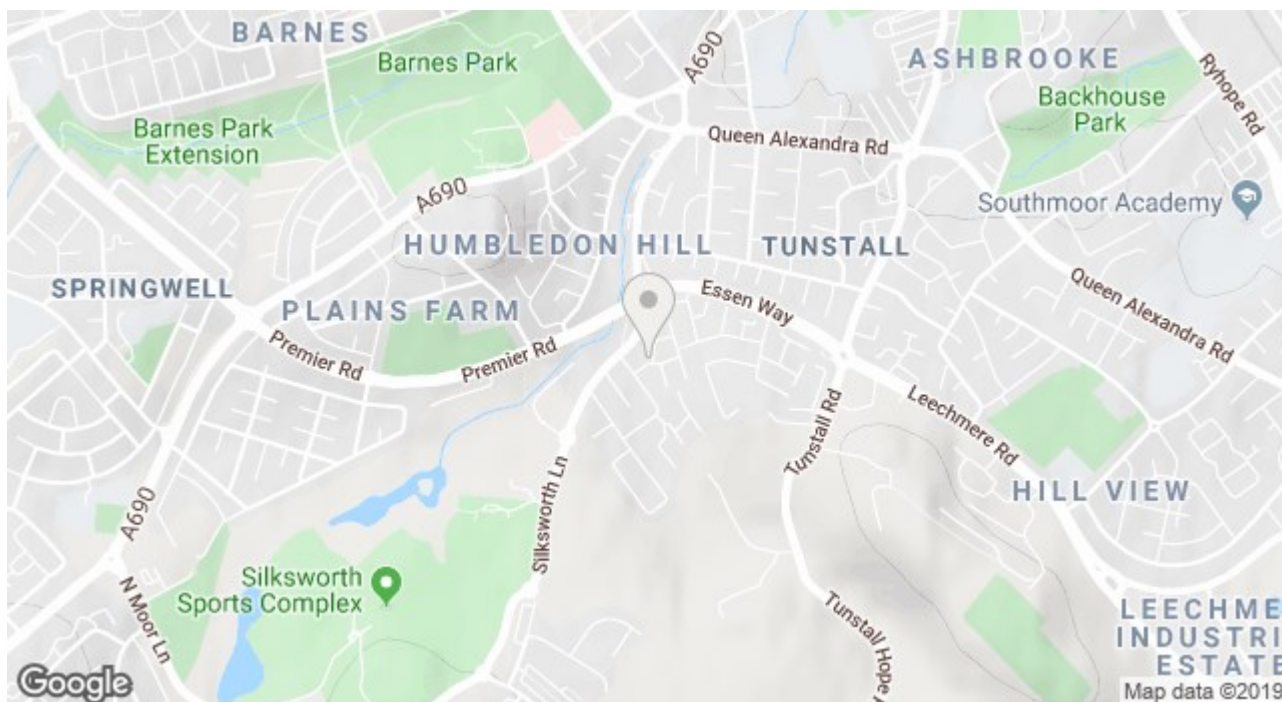
Approx. 48.2 sq. metres (518.6 sq. feet)



Total area: approx. 101.7 sq. metres (1095.0 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.

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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			
(81-91) B			
(69-80) C			
(55-68) D		62	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		58	62
England & Wales		EU Directive 2002/91/EC	