



21 Cleveland Road, High Barnes, Sunderland, Tyne & Wear, SR4 7JS

£114,950

THOMAS WATSON

Estate Agents

A well modernised and improved 3 bedroom mid terraced house situated in this convenient location close to Chester Road shopping area and a variety of amenities. Benefitting from upvc double glazing, gas central heating and briefly comprising entrance hall, hallway, living room with feature fireplace, dining room with double glazed french doors and cast iron fireplace, fitted kitchen/ breakfast room, family bathroom/wc, 3 first floor bedrooms and yard to rear with car parking space. An ideal family home.



ACCOMMODATION COMPRISES GROUND FLOOR

ENTRANCE HALL

Stained glass door.



HALLWAY

Central heating radiator. Wood strip floor. Storage cupboard. Staircase off.

LIVING ROOM (front) 4.43 x 5.07 (into bay) (14'6" x 16'8" (into bay))

Central heating radiator. Coved ceiling with centre rose. Feature fireplace with fitted coal effect gas fire.



LIVING ROOM



DINING ROOM (rear) 3.61 x 4.41 (11'10" x 14'6")

Central heating radiator. Double lazed french doors. Cast iron fireplace with fitted coal effect gas fire. Coved ceiling with centre rose.



DINING ROOM



KITCHEN/BREAKFAST ROOM 6.11 X 2.35 (20'1" X 7'9")

Range of fitted wall, floor units and work surfaces. Stainless steel sink unit and single drainer. Wood strip floor. Central heating radiator. Upvc double glazed door.



BATHROOM/WC 1.77 x 2.46 (5'10" x 8'1")

Heated towel rail. Fully tiled walls. Spot lighting to ceiling. Suite comprising panelled bath, pedestal wash hand basin and low level wc.



FIRST FLOOR

HALF LANDING

Central heating radiator.

MAIN LANDING

Fitted wardrobes.



BEDROOM 1 (front) 3.32 x 5.16 (10'11" x 16'11")

Central heating radiator. Cast iron fireplace. Storage cupboard.



**BEDROOM 2 (rear) 3.24 x 4.29
(10'8" x 14'1")**

Central heating radiator. Cast iron fireplace. Storage cupboard.



**BEDROOM 3 (front) 3.10 x 1.83
(10'2" x 6'0")**

Central heating radiator.



EXTERNAL

Yard to rear with car parking space.

Disclaimer

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Energy Performance Certificate



21, Cleveland Road, SUNDERLAND, SR4 7JS

Dwelling type: Mid-terrace house
Date of assessment: 18 January 2017
Date of certificate: 18 January 2017

Reference number: 9788-7036-7289-0293-5974
Type of assessment: RdSAP, existing dwelling
Total floor area: 112 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:	£ 4,836
Over 3 years you could save	£ 1,821

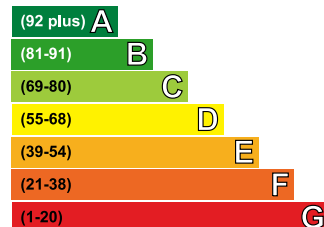
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 204 over 3 years	
Heating	£ 4,191 over 3 years	£ 2,574 over 3 years	
Hot Water	£ 336 over 3 years	£ 237 over 3 years	
Totals	£ 4,836	£ 3,015	

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
49	76

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 Increase loft insulation to 270 mm	£100 - £350	£ 234
2 Room-in-roof insulation	£1,500 - £2,700	£ 1,074
3 Cavity wall insulation	£500 - £1,500	£ 189

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.