



## Stratford Avenue, Grangetown, SR2 8RX

**Offers In The Region Of  
£230,000**

Paul Airey are delighted to offer to the market this immaculately presented and well extended 4-bedroom semi-detached home, offering well proportioned living accommodation throughout.

Featuring an extended lounge, an open-plan L-shaped kitchen/breakfasting room, separate utility and cloak room leading on to the integral garage, dining room and conservatory. Moving upstairs, one will find four double bedrooms as well as a well-appointed house bathroom and a large private balcony.

Externally, there is an extensive west facing garden allowing for the enjoyment of the sun to late in the afternoon and briefly comprise of; lawns, borders and patios. To the front of the property there is a front lawned garden together with a block paved driveway leading to the single integral garage.

Stratford Avenue lies within close proximity to an excellent range of amenities including Back House Park, schools and City Centre, with excellent transport links.

We strongly recommend an internal inspection to fully appreciate the quality of the space on offer.



# Stratford Avenue, Sunderland, SR2 8RX

**Proch**

**Hall**

Reception hall

**Dining Room**

13'3" x 11'3" (4.06m x 3.43m)



**Kitchen/Breakfast Room**

15'5" x 16'0" max measurements (4.70m x 4.88m max measurements )



L-shaped

**Utility**

6'4" x 5'5" (1.94m x 1.65m)

**WC**

**First Floor**

**Lounge**

18'11" x 13'3" (5.79m x 4.06m)



**Conservatory**



French doors to gardens

**Landing**

**Bedroom**

10'10" x 11'11" (3.30m x 3.63m)





# Stratford Avenue, Sunderland, SR2 8RX

## Bedroom

11'3" x 11'11" (3.43m x 3.63m)



## Bathroom

## Bedroom

16'11" x 8'11" (5.15m x 2.73m)



## Externally

## Bedroom

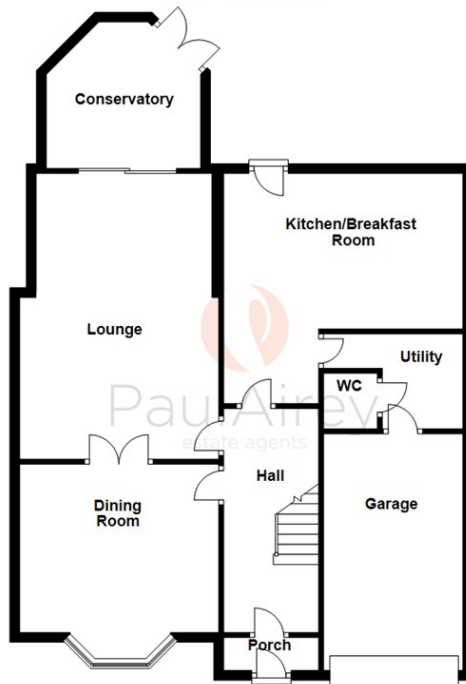
13'5" x 17'5" - max measurements (4.11m x 5.31m - max measurements)



L-shaped with dressing area and wardrobes.

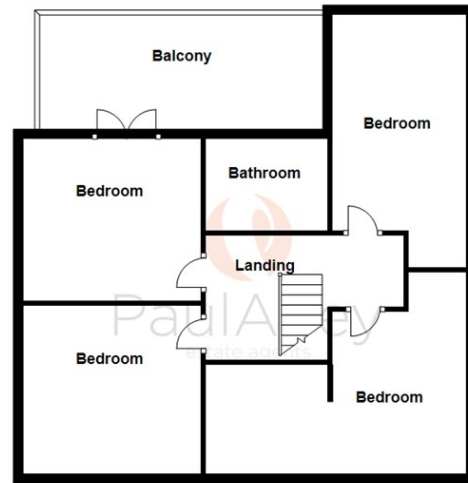
### Ground Floor

Approx. 96.1 sq. metres (1034.0 sq. feet)



### First Floor

Approx. 68.7 sq. metres (739.4 sq. feet)

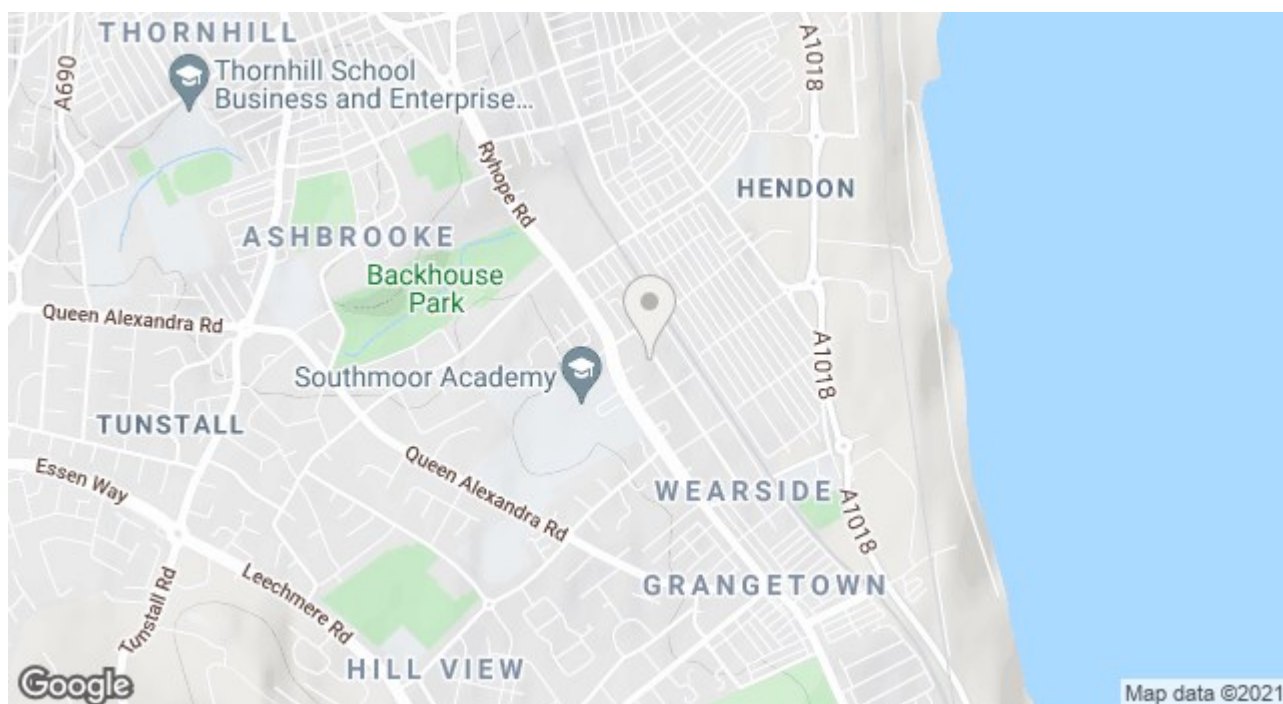
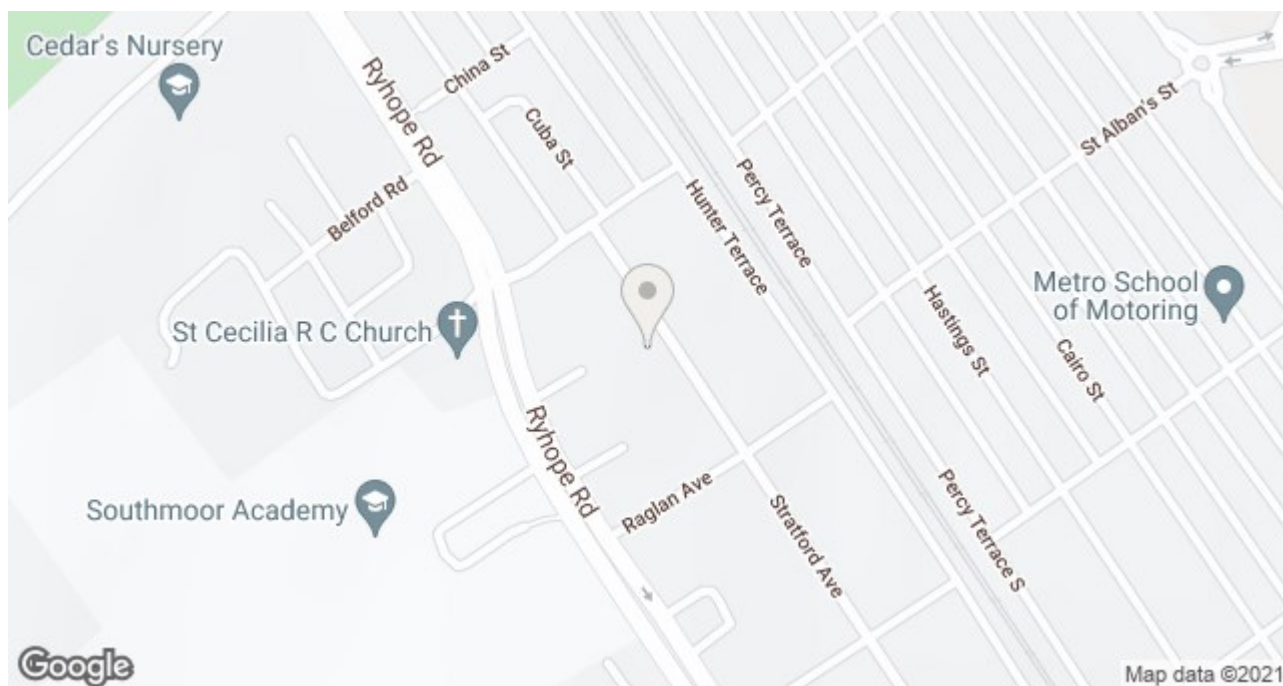


Total area: approx. 164.7 sq. metres (1773.3 sq. feet)

Disclosure - This floorplan 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	64	80
(81-91) B		
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		56
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		