



Barbary Drive, SR6 0RB

**Offers In The Region Of
£199,950**

We are pleased to offer to the market this fine semi-detached townhouse, situated within the highly popular Marina development. The unparalleled location offers an extensive range of amenities, including Roker Marina, Seaburn and Roker beach, Roker Park and a host of local bars, restaurants and cafes.

The tasteful internal accommodation comprises: entrance hall, cloakroom, bedroom and utility room. At first floor, there is an open kitchen/diner, together with a well-proportioned lounge, whilst at second floor there are two further bedrooms (one with en-suite) and a family bathroom. Externally, there is a modest garden area to the rear, along with a driveway and single integral garage to the front.

Significant interest is anticipated. Contact Paul Airey today to secure your viewing.

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Entrance vestibule

6'2" x 5'8" (1.88m x 1.74m)

Entrance hall

16'5" x 6'2" (5.01m x 1.88m)

WC



Utility

5'10" x 6'1" (1.78m x 1.87m)



Bedroom

8'5" x 11'0" (2.57m x 3.37m)



Rear garden



First Floor

Kitchen/dining area

8'5" x 15'8" (2.59m x 4.78m)



Living room

9'7" x 14'11" (2.94m x 4.55m)



Second Floor

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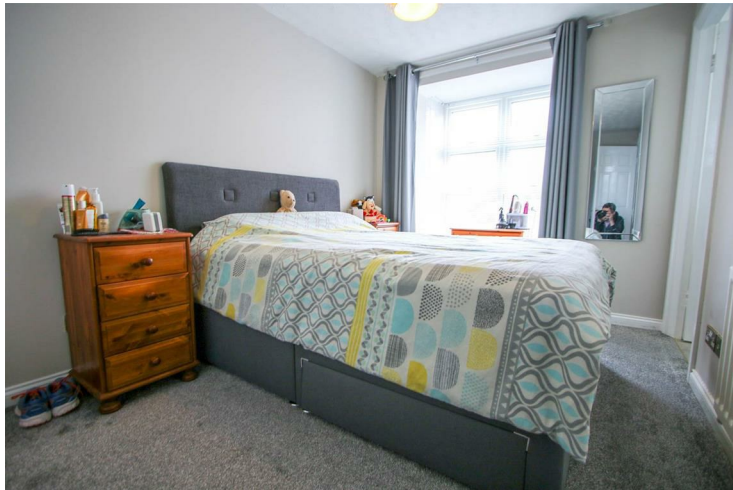
Bedroom

8'6" x 11'4" (2.61m x 3.47m)



Bedroom with en-suite

15'8" x 8'4" (4.79m x 2.55m)

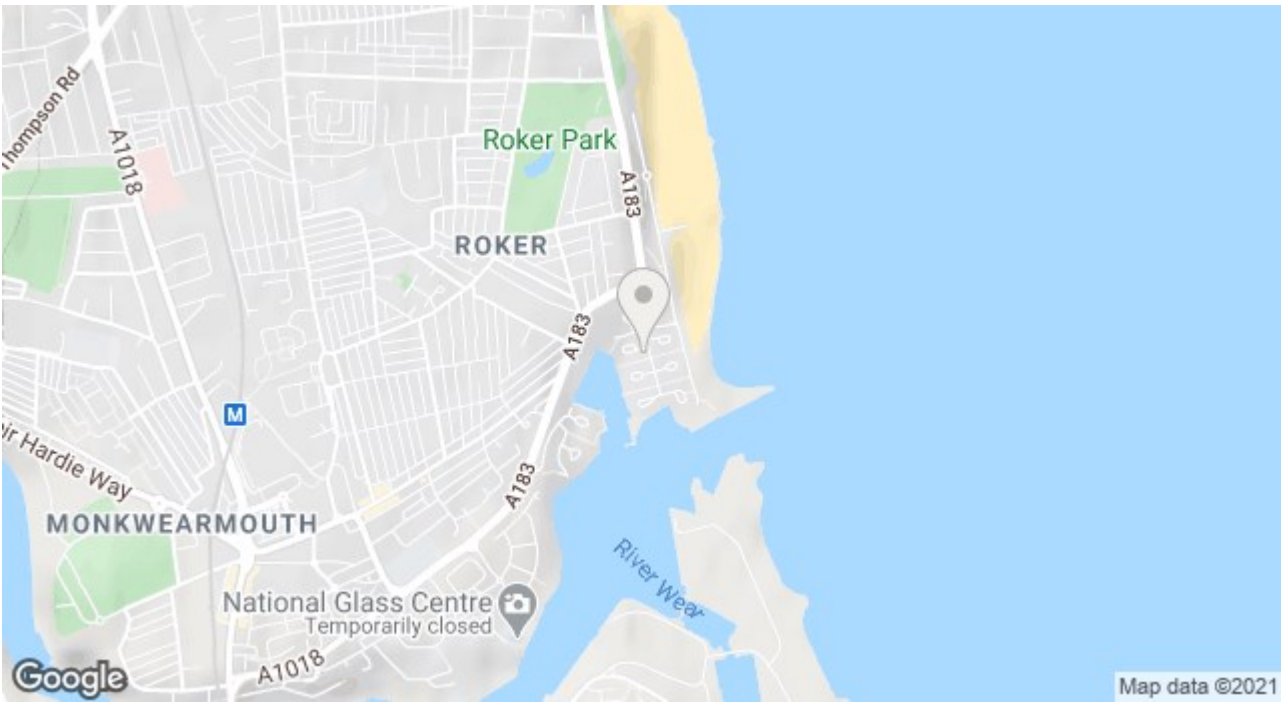


House bathroom



Front external

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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	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
	85
54	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
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	
Current	Potential
	84
49	
England & Wales	
EU Directive 2002/91/EC	