



## Stannington Grove, SR2 9EG

**Offers In The Region Of  
£159,950**

**\*\*NO ONWARD CHAIN\* \*Asking Price Reflects Condition\*\***

Paul Airey is pleased to offer to the market this attractive 3 bedroom semi-detached family home, situated on the highly sought-after Stannington Grove. This property boasts a stunning rear garden, together with bright and spacious accommodation.

At ground floor, there is a welcoming entrance hall, good-sized living room, and dining room with a delightful aspect onto the rear garden. There is also a kitchen, utility room and WC. Upstairs, there are three good-sized bedrooms, bathroom, and WC. Externally, there is a thoughtfully maintained and beautifully cultivated garden to the rear, as well as a front garden, driveway and single garage.

Being located within the popular residential suburb of Tunstall, the property offers easy access to local shops, schools and amenities.

We anticipate a significant level of interest in this property. Contact Paul Airey today to secure your viewing.



# Stannington Grove, Sunderland, SR2 9EG

## Entrance Hall

7'5" x 11'3" (2.27m x 3.44m)

## Living Room

11'4" x 14'5" (3.46m x 4.41m)



## Dining Room

18'11" x 10'0" (5.79m x 3.05)



## Kitchen

9'4" x 8'10" (2.86m x 2.71m)



## Utility Room/WC

7'1" x 6'7" (2.18m x 2.02m)

## First Floor

### Bedroom

8'7" x 8'5" (2.64m x 2.58m)



### Bedroom

10'5" x 12'4" (3.19m x 3.76m)



### Bedroom

9'0" x 10'6" (2.75m x 3.21m)



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## House Bathroom

5'5" x 5'7" (1.67m x 1.71m)



## WC

5'7" x 2'7" (1.71m x 0.8m)



## Garage

7'10" x 6'7" (2.39m x 2.017m)

## Gardens







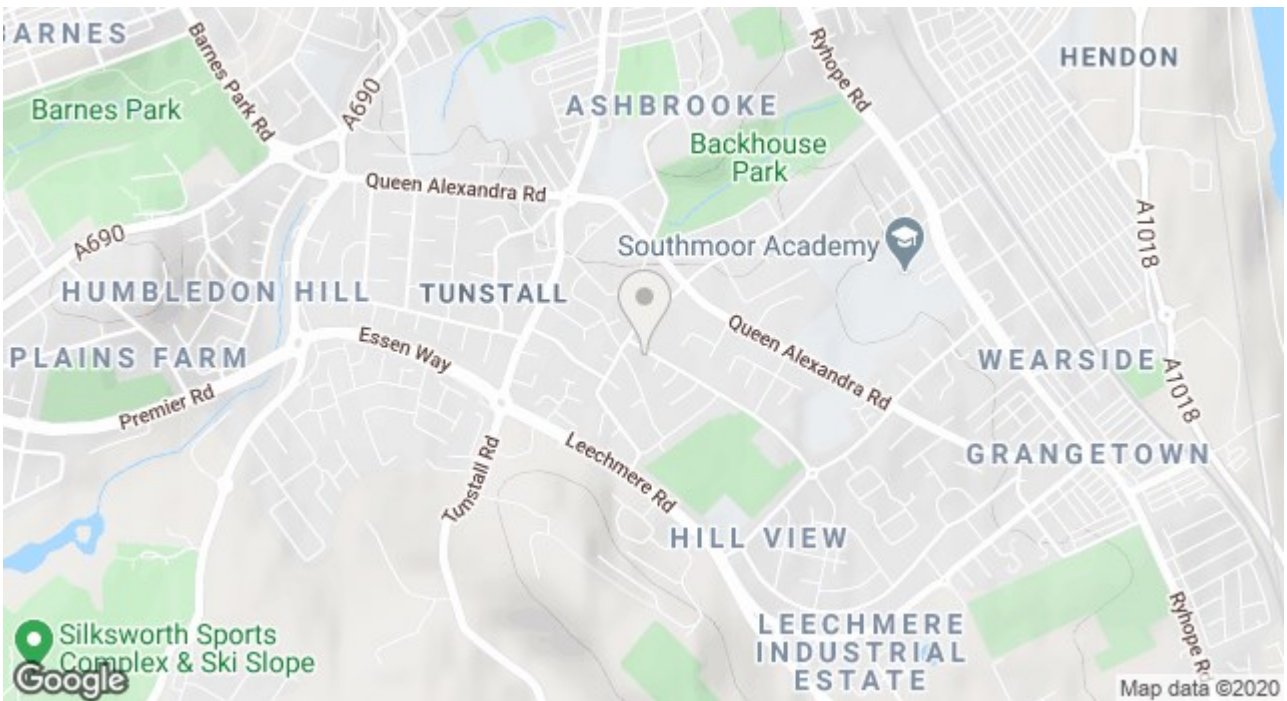
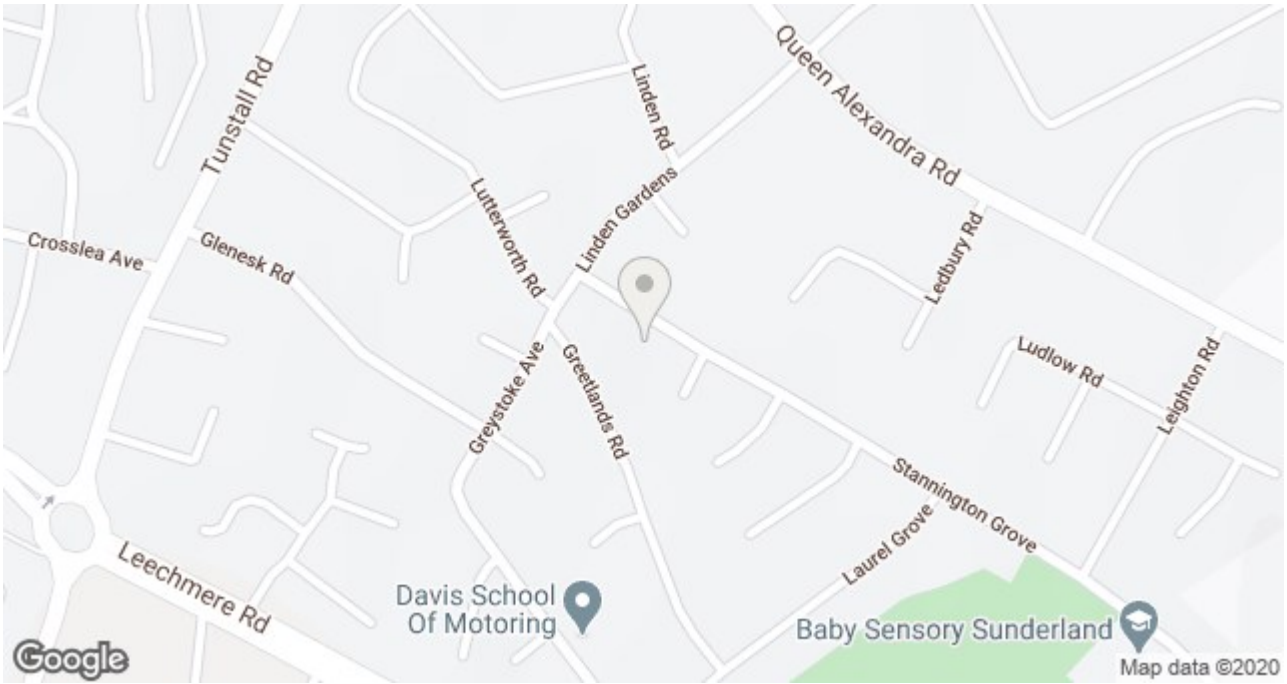
Ground Floor  
Approximate Floor Area  
(65.48 sq.m)



First Floor  
Approximate Floor Area  
(37.73 sq.m)

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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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		58	77
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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

