

## Crosslea Avenue, SR3 1LT

**Offers In The Region Of  
£240,000**

A larger style 4 bedroom Dutch bungalow offering flexible accommodation to include a large double ground floor bedroom with adjoining house bathroom. The particular interest will be the larger than average reception hall which gives an impressive feel on entering the property.

The property comprises of entrance porch, entrance hall, twin reception rooms, large family kitchen with adjoining utility room, ground floor bedroom and house bathroom together with 3 good sized bedrooms at first floor.

Externally the property has gardens to front and rear with driveway leading to attached garage.



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Accommodation comprises

Entrance porch

Entrance hall



Living room

16'0" x 15'1" (4.9 x 4.6)



With bay window.

Dining room

9'10" x 10'9" (3 x 3.3)



French doors to gardens.

Kitchen

13'1" x 10'9" (4 x 3.3)



With a range of base and eye level units, coordinated worktops.

Bedroom 1

16'4" x 9'10" (5 x 3.01)



Utility room

6'6" x 7'2" (2 x 2.2)

Wc

House bathroom



Panel bath, pedestal basin, low level wc and shower.

Staircase to first floor

Providing an under stairs cloakroom

Bedroom 2

10'5" x 11'1" (3.2 x 3.4)

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## Bedroom 3

7'6" x 8'2" (2.3 x 2.5)

## Bedroom 4

15'5" x 14'9" (4.7 x 4.5)

Fitted wardrobes.

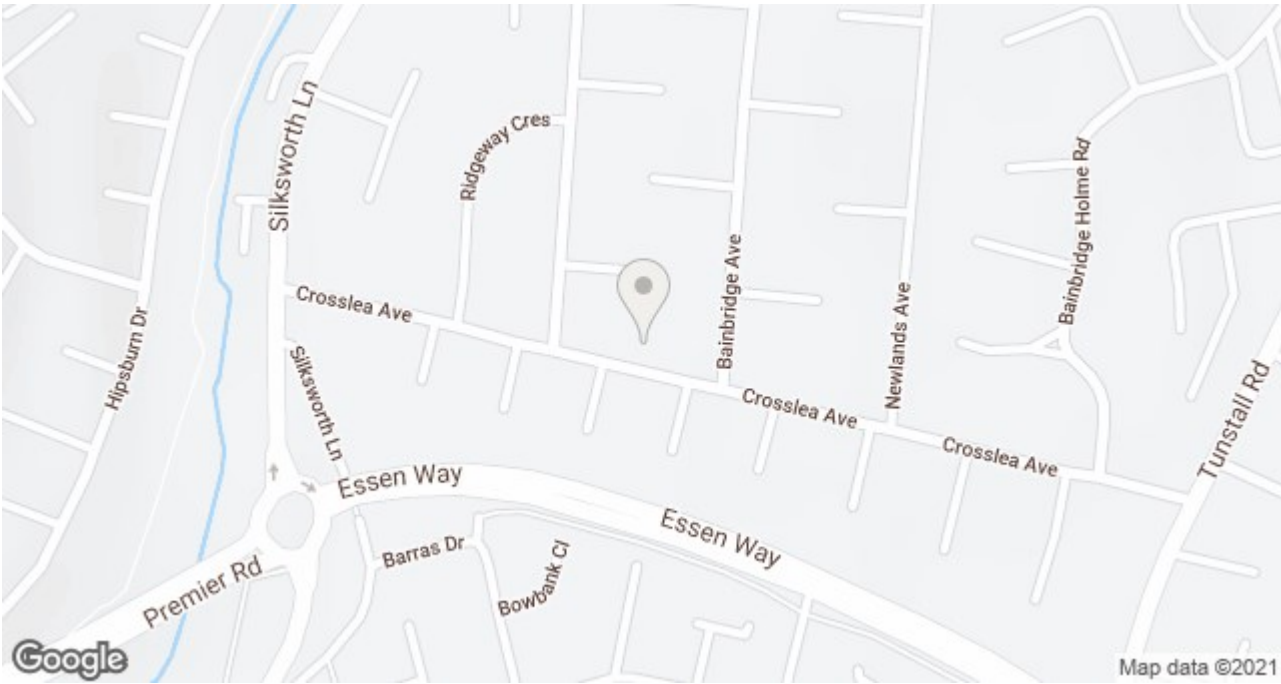
## External



Pleasant gardens to front and rear, driveway providing off street car parking, access to larger than average garage.



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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			
		44	74
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	