



Greetlands Road, SR2 9EB

**Offers In The Region Of
£150,000**

A popular style 3 bedroom semi detached house situated within the highly regarded Tunstall residential suburb and being within quiet housing development which lies within easy walking distance of local schools, Backhouse Park and a range of local amenities.

The property requires a scheme of modernisation and upgrading hence it is offered at a realistic asking price.

Accommodation comprises entrance hall, twin reception rooms, conservatory, fitted kitchen separate utility room, 3 good sized bathrooms together with house bathroom and garage.

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Accommodation comprises

Entrance hall



Kitchen

10'5" x 8'2" (3.2 x 2.5)



Utility room

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

Staircase to first floor

Bedroom

10'5" x 12'1" (3.2 x 3.7)

Bedroom

10'2" x 11'9" (3.1 x 3.6)

Bedroom

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

House bathroom



Living room

15'5" x 11'5" (4.7 x 3.5)



With bay window.

Dining room

10'5" x 9'2" (3.2 x 2.8)



Conservatory

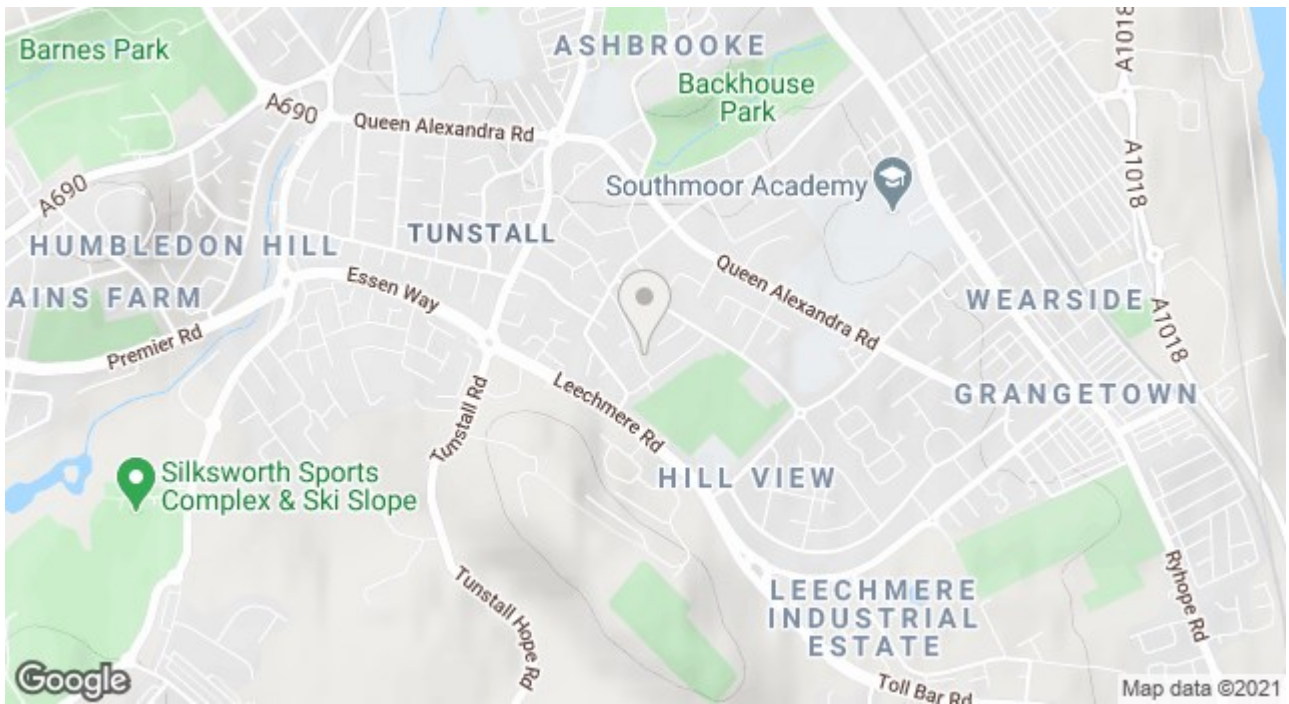
9'2" x 10'2" (2.8 x 3.1)

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

External

Gardens to front and rear with driveway leading to attached 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			
		65	80
England & Wales		EU Directive 2002/91/EC	

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