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Pinesway, SR3 1YT

**Offers In The Region Of
£199,950**

Only an internal inspection will reveal the extent the current owners have gone to provide a beautiful home which offers tasteful contemporary feel with large well proportioned reception rooms and luxury kitchen to ground floor and 3 well appointed bedrooms to first floor.

The property occupies a prime location within central Tunstall being within a quiet cul de sac and which provides superbly maintained grounds with block paved driveway leading to garage and a lovely secluded rear garden area which has been landscaped and well stocked.

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Accommodation comprises

Entrance porch

Living room

22'11" x 11'9" (7 x 3.6)



With solid wood floors, feature fireplace, French doors to garden room.

Garden room

11'1" x 11'1" (3.4 x 3.4)



With patio doors to gardens.

Kitchen

12'9" x 7'10" (3.9 x 2.4)



Base and eye level units, coordinated work tops, twin stainless steel sinks with mixer tap and a range of integral appliances.

Staircase to first floor

Bedroom 1

14'5" x 9'6" 3'3" (4.4 x 2.9 1)



Bedroom 2

11'5" x 7'10" (3.5 x 2.4)



Bedroom 3

11'5" x 8'2" (3.5 x 2.5)



House bathroom



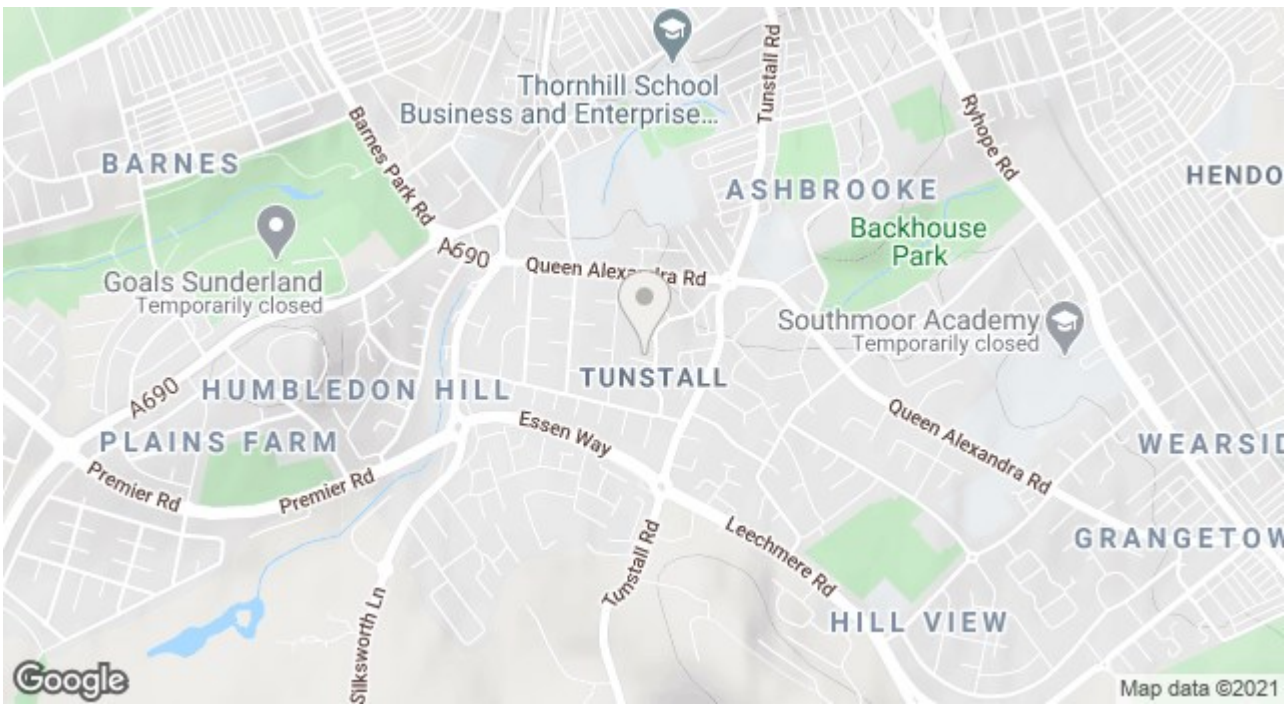
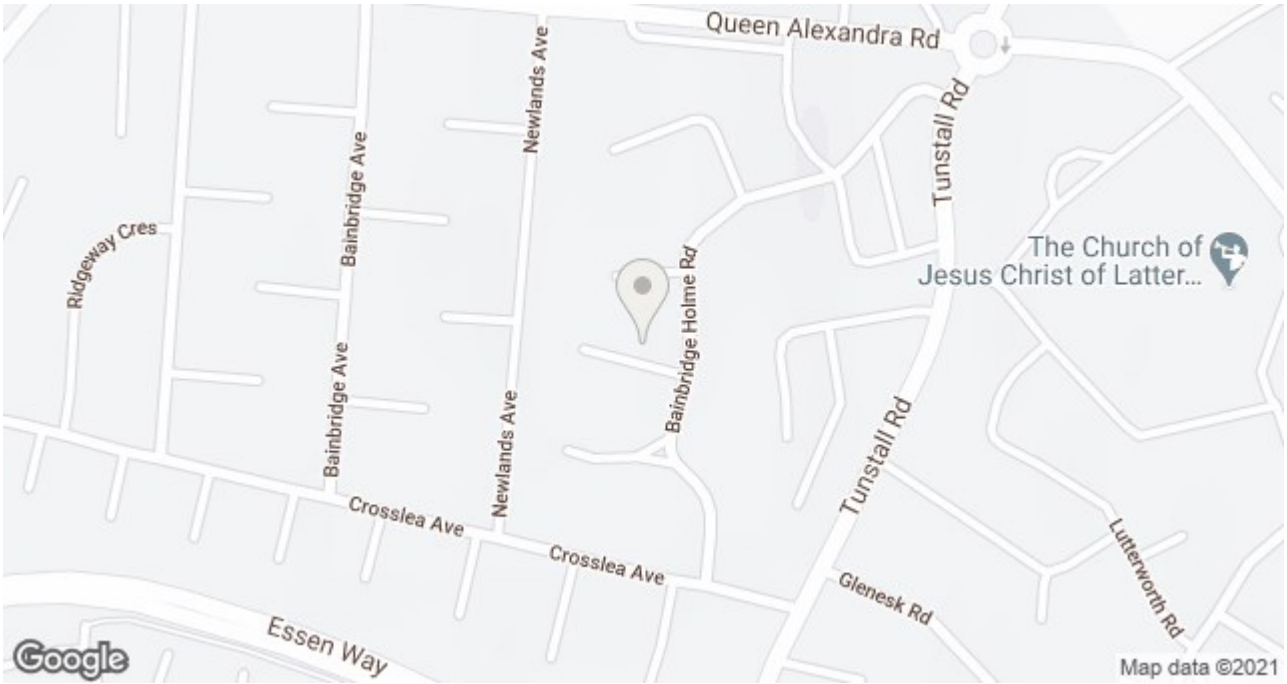
Panel bath pedestal basin and low level wc.

External



Well tended gardens with block paved driveway leading to 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			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			82
(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	