



£175,000

Greetlands Road, SR2 9EB

A well presented 3 bedroom semi detached house with a tasteful scheme of decoration throughout. This particular property is superbly located within the highly regarded Tunstall residential suburb and lies within easy walking distance to an excellent range of local amenities to include Tunstall Hill, Back House Park, Sainsburys Supermarkets and a wide range of schools.

The property offers family accommodation which comprises of a reception porch, entrance hall, twin reception rooms, kitchen, large separate utility room together with 3 good sized bedrooms and a house bathroom.

Additional features include a private garden to the rear which is not directly overlooked. There is also off street parking for up to 3 cars with garage.

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Accommodation comprises



Entrance porch



Entrance hall



Living room

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



With feature fire place and archway to dining room.

Dining room

10'9" x 7'6" (3.3 x 2.3)



Kitchen

10'9" x 8'6" (3.3 x 2.6)



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

Separate utility room

7'2" x 8'2" (2.2 x 2.5)

Access to gardens.

Staircase to first floor

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Bedroom 1

8'10" x 7'10" (2.7 x 2.4)



House bathroom



Comprising of panel bath, pedestal basin and low level WC.

Bedroom 2

12'1" x 11'5" (3.7 x 3.5)



External



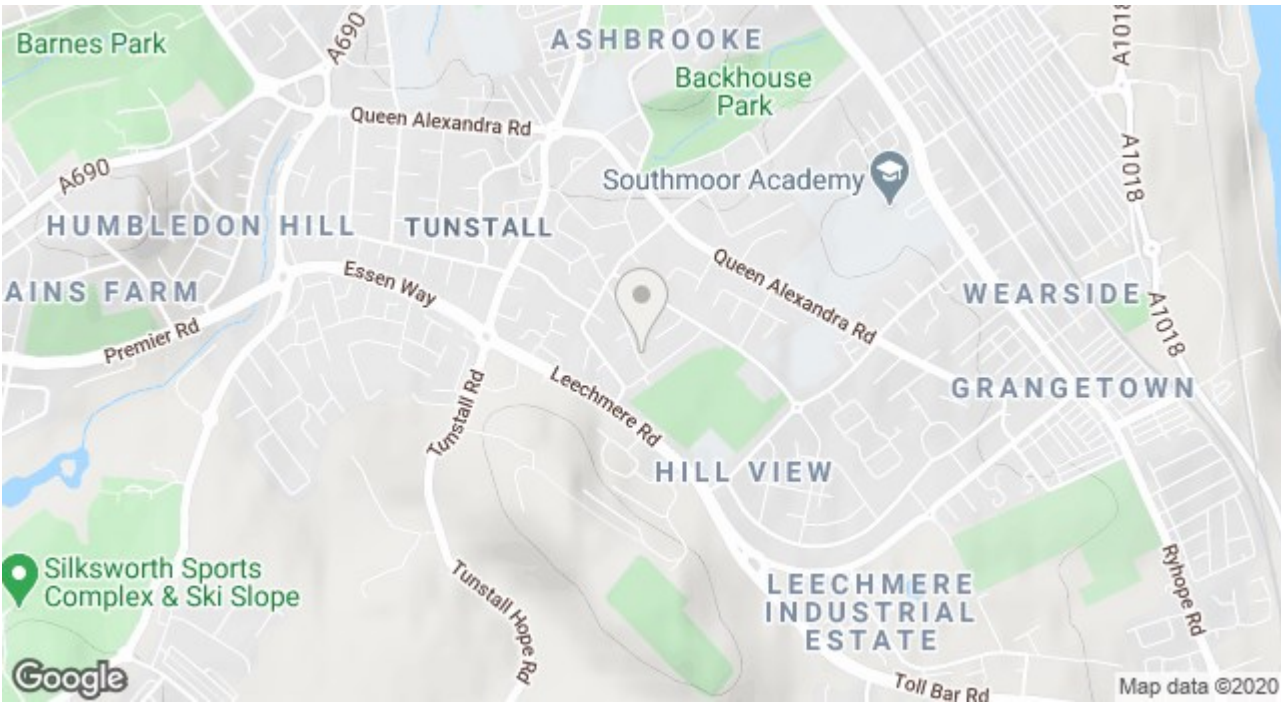
Front and rear gardens, block paved driveway leading to garage.

Bedroom

3.1 x 3.2



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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			
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	