



## **Eames Court, SR5 2AZ**

**Offers In The Region Of  
£179,950**

We welcome to the market this attractive three bedroom semi-detached house which is ideally suited to the first time buyer or family purchaser.

The ground floor accommodation briefly comprises: stylish entrance hall; cosy reception room; and contemporary and well-appointed family kitchen with WC. At the first floor, there are three well-proportioned bedrooms (one with attractive en-suite shower/WC) and house bathroom. The property also contains a modern Hive heating system.

Externally, there are gardens to the front and rear, together with driveway and convenient single garage. The family have recently added a spectacular summerhouse that benefits from both heating, electricity and a television aerial.

This property boasts a charming character that must be viewed to be truly appreciated. Significant interest is anticipated, so contact Paul Airey today to secure your viewing!

# Eames Court, Sunderland, SR5 2AZ

Accommodation comprises

House bathroom

Entrance hall



Partially tiled comprising bath and separate wc, vanity wash hand basin.

Living room

20'8" x 14'1" (6.3 x 4.3)



En suite



Partially tiled, vanity wash hand basin and low level wc.

Kitchen/dining area

20'0" x 14'1" (6.1 x 4.3)



Master bedroom

15'1" x 10'2" (4.6 x 3.10)



With en-suite comprising of double shower, vanity hand wash basin and low level wc.

With a range of base and eye level units, coordinated worktops and a range of appliances including integrated dishwasher. Exceptional views from front window with French doors leading to rear garden.

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## Bedroom 2

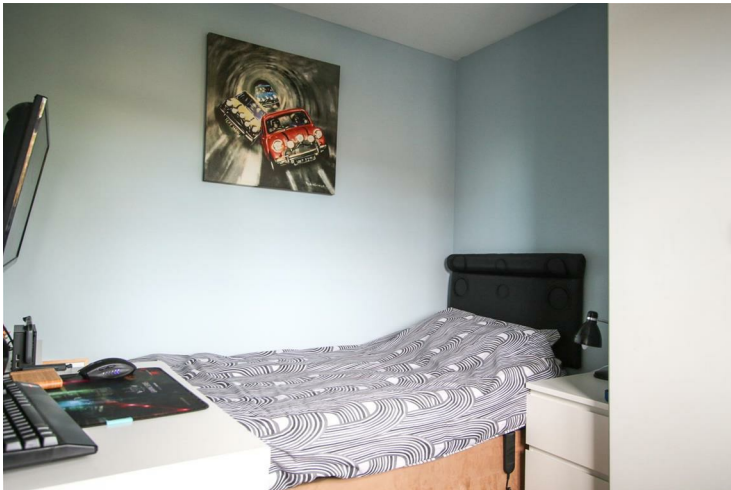
12'1" x 10'2" (3.7 x 3.1)

Summerhouse fitted with heating, electric and TV aerial.



## Bedroom 3

9'10" x 8'2" (3 x 2.5)



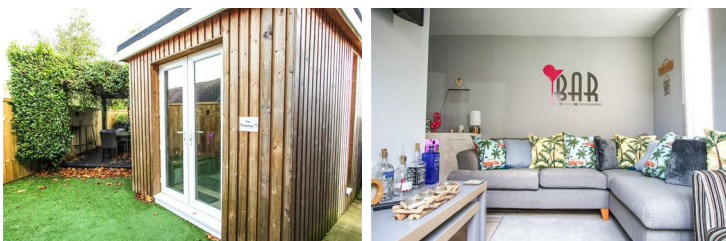
## External



Gardens to front and rear with driveway leading to single garage. Rear garden with patio area complete with lighting, integrated barbecue and storage compartment.

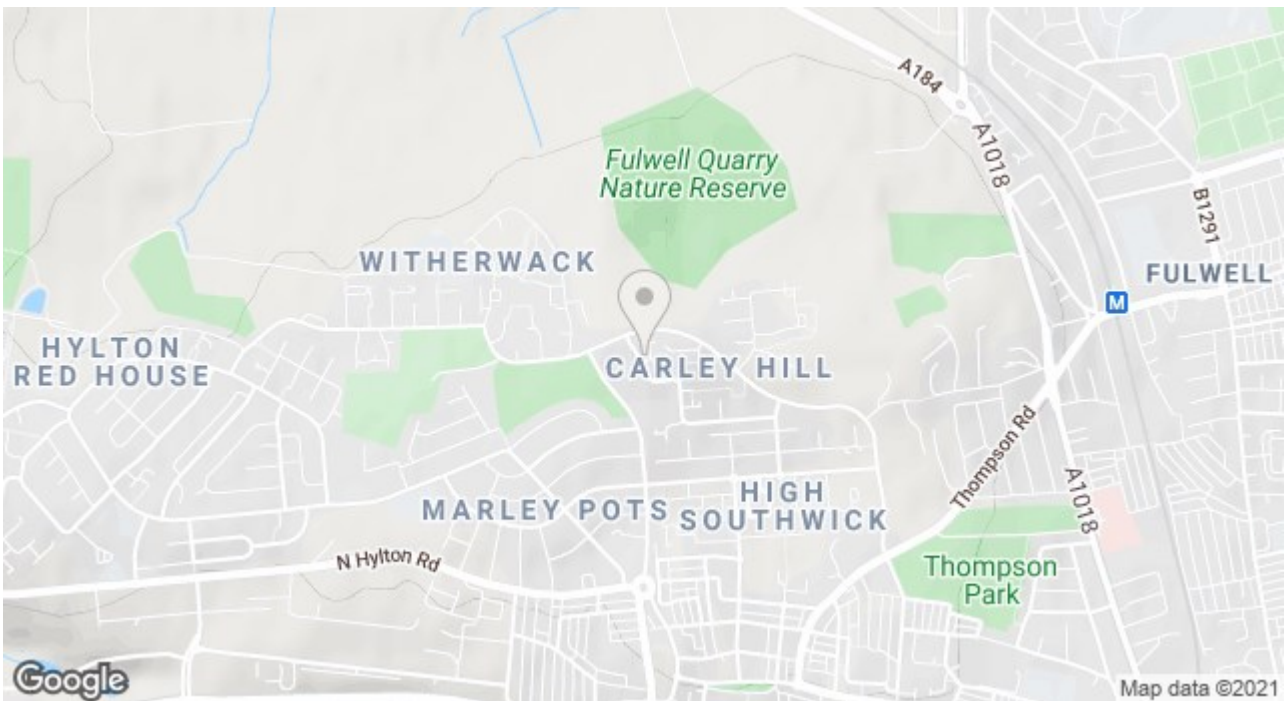
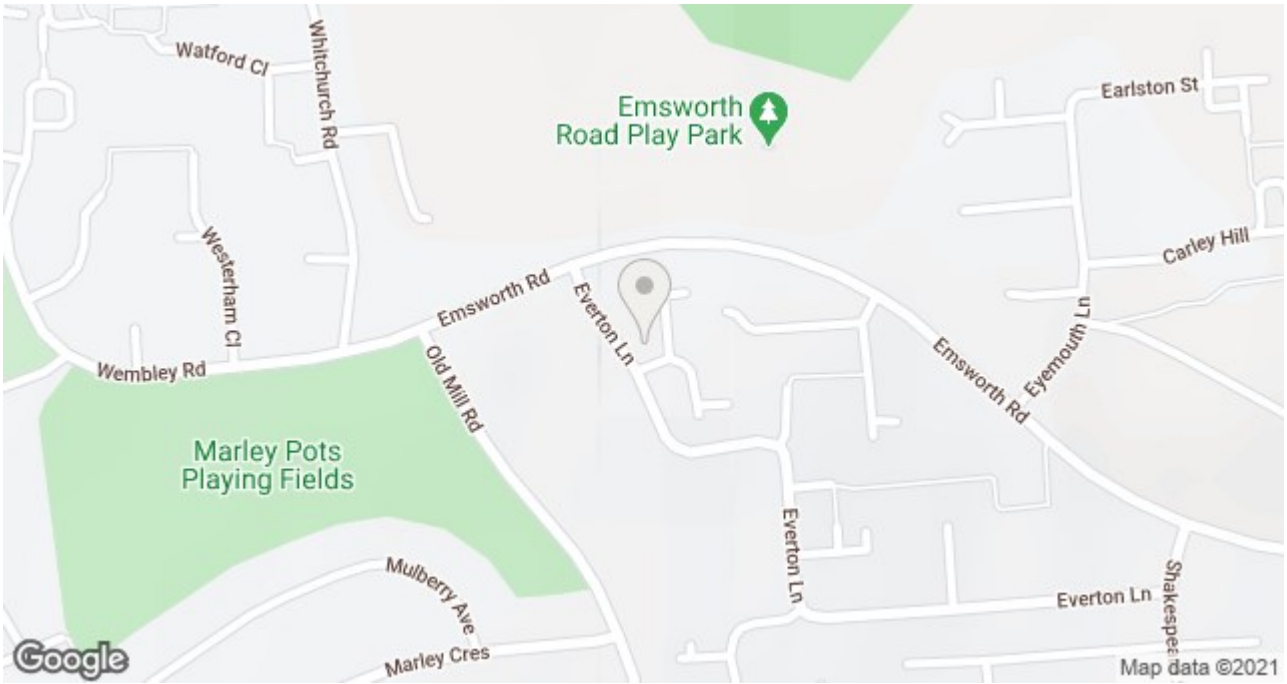
## Summerhouse

14'9" x 9'10" (4.5 x 2.998)





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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 |  |                         |           |
|   |  | 76                      | 86        |
| 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 |           |