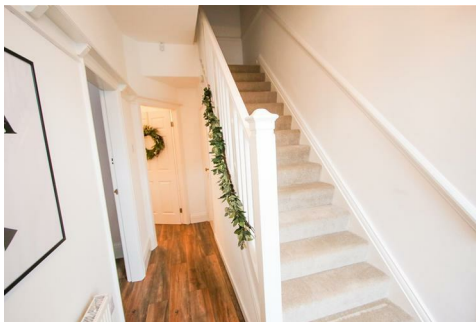




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Cleveland Road, SR4 7QS

**Offers In The Region Of
£139,950**

A well-modernised mid-terrace house situated in the popular area of High Barnes. This fully refurbished property has been the subject of considerable expenditure by our client and boasts an outstanding and contemporary family living space.

Accommodation includes a reception hall with cloakroom, lounge with feature fireplace, large dining room, contemporary kitchen, three bedrooms, modern family bathroom and yard to rear with car parking space.

Walking distance from all local amenities including superb schools, Barnes Park and equidistant to both the A19 and city centre. This outstanding home is guaranteed to impress all!

Cleveland Road, Sunderland, SR4 7QS

Accommodation comprises

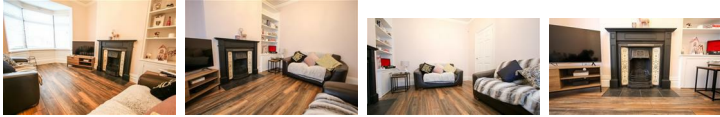


First Floor



Living Room

15'2" x 11'4" (4.646m x 3.465m)



Dining Room

12'1" x 17'11" (3.684m x 5.477m)



Kitchen

9'3" x 9'10" (2.83m x 3.011m)



Utility

10'1" x 9'2" (3.097m x 2.796m)



Bedroom

12'9" x 11'0" (3.896m x 3.373m)



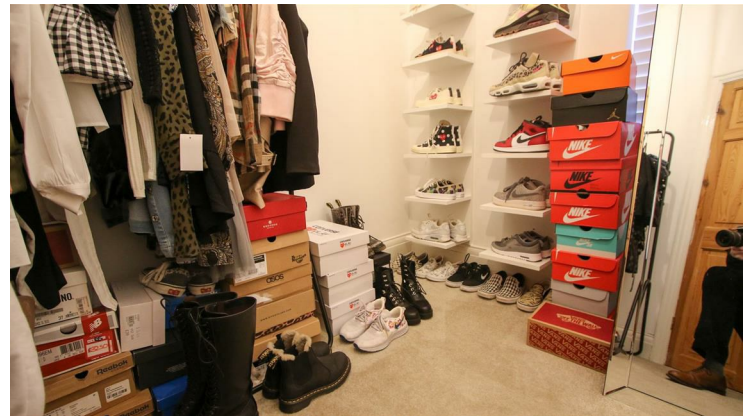
Bedroom

6'5" x 7'5" (1.965m x 2.268m)



Bedroom

11'1" x 10'3" (3.386m x 3.141m)



Cleveland Road, Sunderland, SR4 7QS

House Bathroom

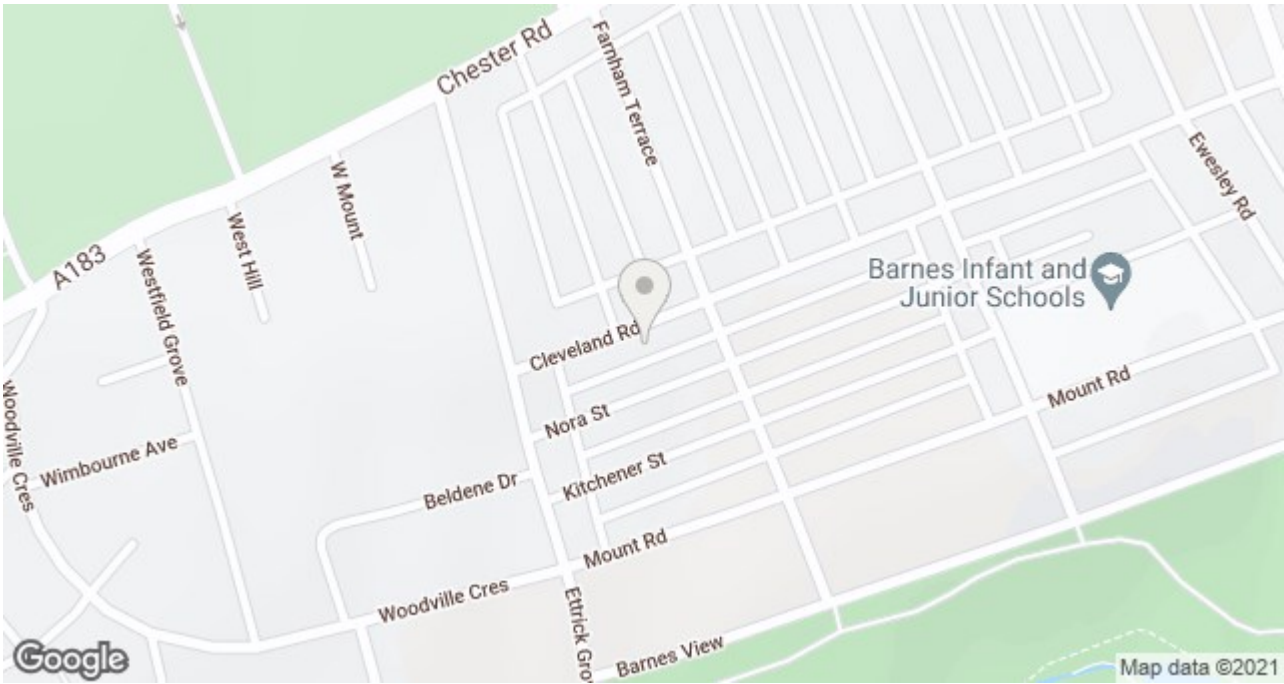
6'2" x 5'3" (1.896m x 1.609)



External



Cleveland Road, Sunderland, SR4 7QS



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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(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			84
(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	