



Paul Airey
estate agents

48 Frederick Street, Sunderland,
Tyne & Wear SR1 1NF
T: 0191 514 5777

E: info@paulairey.co.uk W: www.paulairey.co.uk



Highside Drive, SR3 1UW

**Offers In The Region Of
£159,950**

An extended 3 bedroom detached family home occupying a slightly elevated site and having the benefit of lovely landscaped private gardens to the rear. Situated in a highly regarded suburb which lies within easy walking distance of local parks, schools and everyday amenities.

The property would benefit from upgrading however it does have a large kitchen extension, double glazing and gas fire central heating.

Accommodation comprises entrance hall, living room, dining room, large kitchen/breakfasting room and to the first floor three good sized bedrooms and family bathroom.

Externally there are rear gardens leading to single garage.

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Entrance Hall



Kitchen/Breakfasting Room
19'8" x 9'2" (6.0 x 2.8)



Living Room

13'9" x 12'9" (4.2 x 3.9)



First Floor Bedroom One

12'9" x 12'1" (3.9 x 3.7)



Bedroom Two

12'5" x 10'5" (3.8 x 3.2)



Dining Room

13'1" x 12'5" (4.0 x 3.8)



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Bedroom Three
9'6" x 8'2" (2.9 x 2.5)

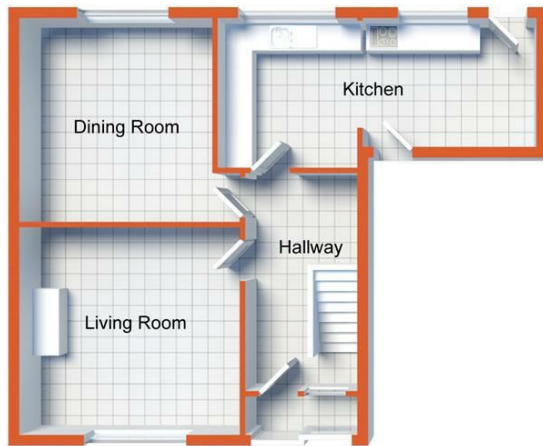


House Bathroom

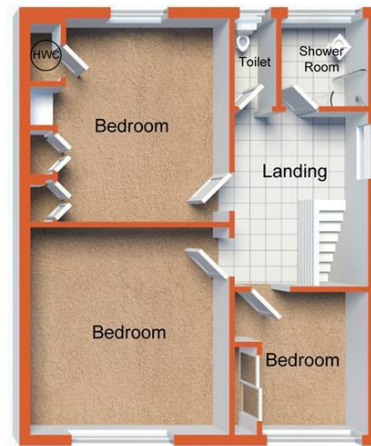
External



Rear gardens leading to single garage.



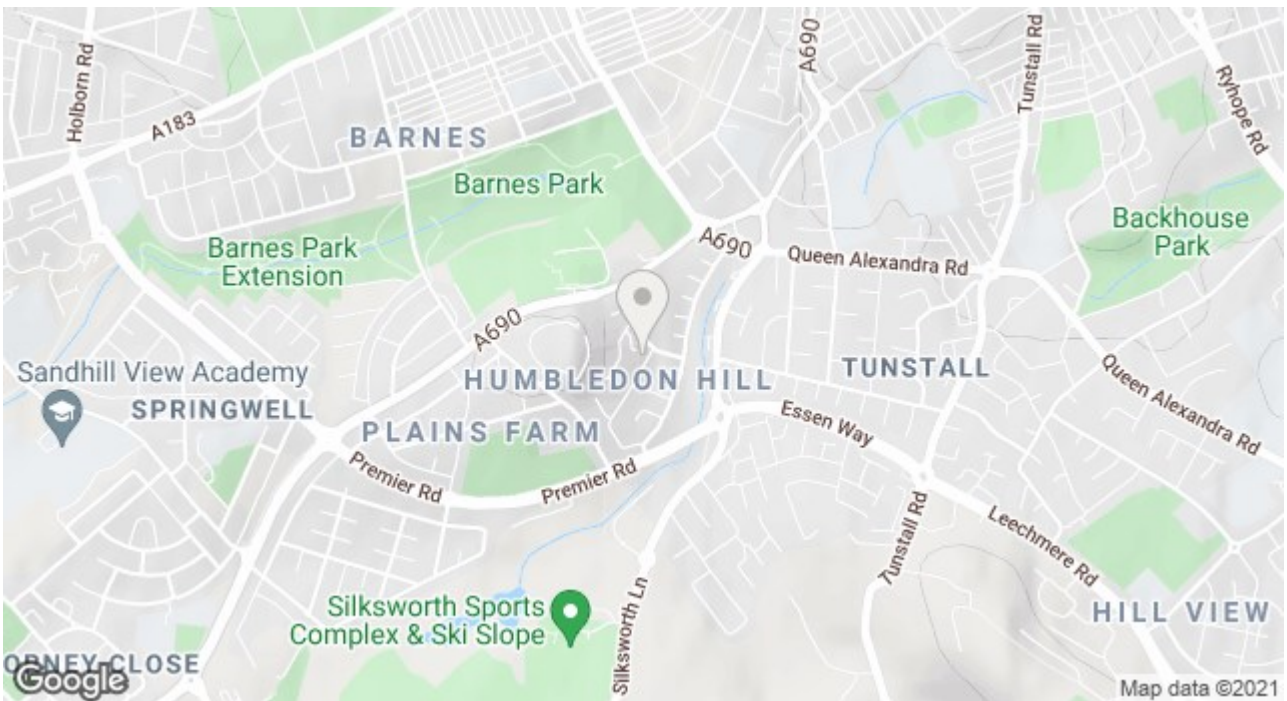
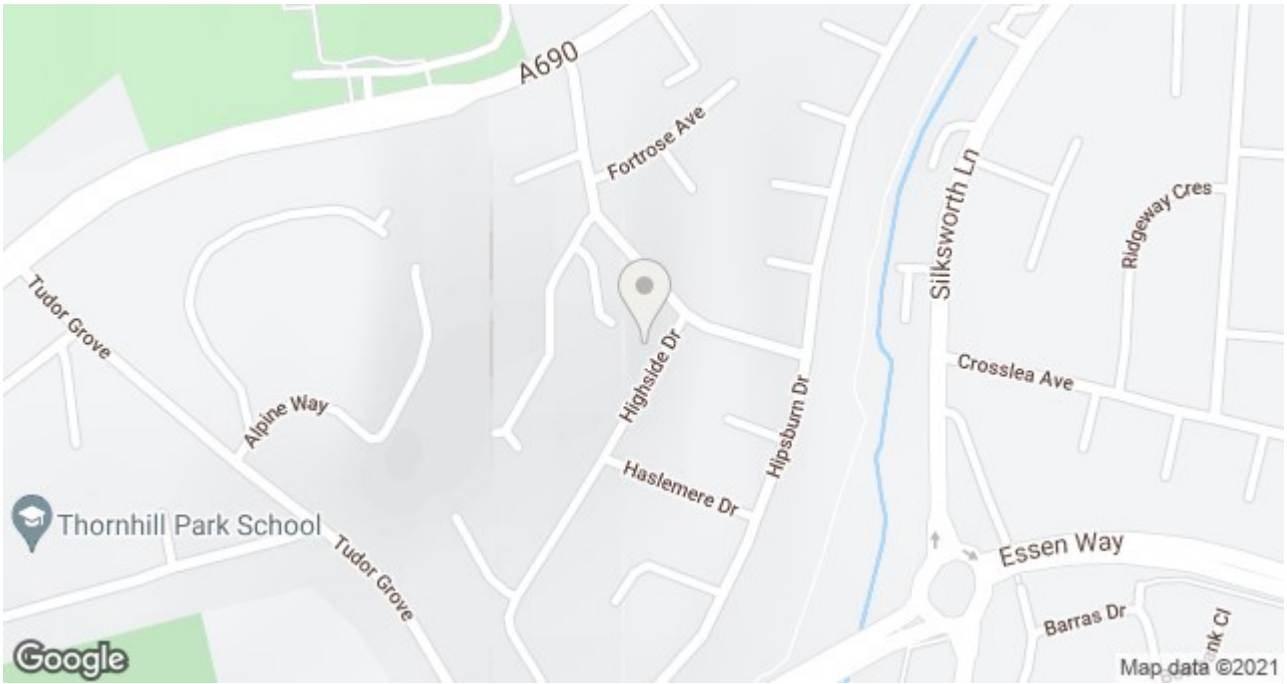
Ground Floor
Approximate Floor Area
(54.28 sq.m)



First Floor
Approximate Floor Area
(46.64 sq.m)

2 Highside Drive Sunderland SR3 1UW

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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			
		55	82
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	

