



**Price £260,000**

## **Wadsley Square, SR2 7UT**

We are delighted to bring to market this spectacular three bedroomed semi-detached home which occupies a superb position on this peaceful cul-de-sac located just off Ryhope Road with no onward chain. The accommodation is accessed via an entrance porch through to an attractive reception hall with staircase to the first floor. There are two generously proportioned reception rooms which include a stylish living room with feature fireplace and double doors leading to a separate dining room with French doors leading to the garden. The ground floor also boasts a modern L shaped fitted kitchen with integrated appliances and a separate connecting utility room. On the first floor there are three good sized bedrooms and a stylish and contemporary bathroom with walk in shower. Externally the property has a large block paved driveway to the front with a gate leading through to an impressive garden with patio area whilst further off-street parking can be accessed via double gates at the side of the property. Features of note include UPVC glazing and gas central heating. This popular and convenient location provides easy access to local amenities, shopping facilities and schools as well as offering excellent transport connections to surrounding locations. We highly advise arranging a detailed inspection to appreciate this impressive home.



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## Accommodation Comprises

### Ground Floor

#### Entrance Lobby



#### Cloakroom/WC

4'0" x 3'6" (1.230 x 1.080)

#### Entrance Hallway

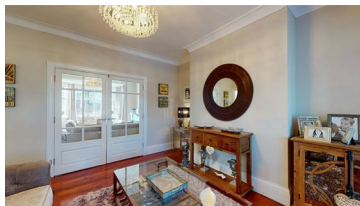
#### Living Room

18'6" x 15'2" (5.649 x 4.645)



#### Dining Room

18'4" x 13'1" (5.597 x 4.001)



#### Kitchen

21'0" x 10'8" (6.420 x 3.272)



#### Utility Room

#### First Floor Landing

#### Bedroom One

13'2" x 12'10" (4.018 x 3.935)



#### Bedroom Two

13'8" x 10'11" (4.166 x 3.332)



#### Bedroom Three

9'9" x 8'8" (2.990 x 2.662)



#### Family Bathroom

8'3" x 7'3" (2.518 x 2.219)



#### Upstairs W/C

4'10" x 2'8" (1.494 x 0.836)

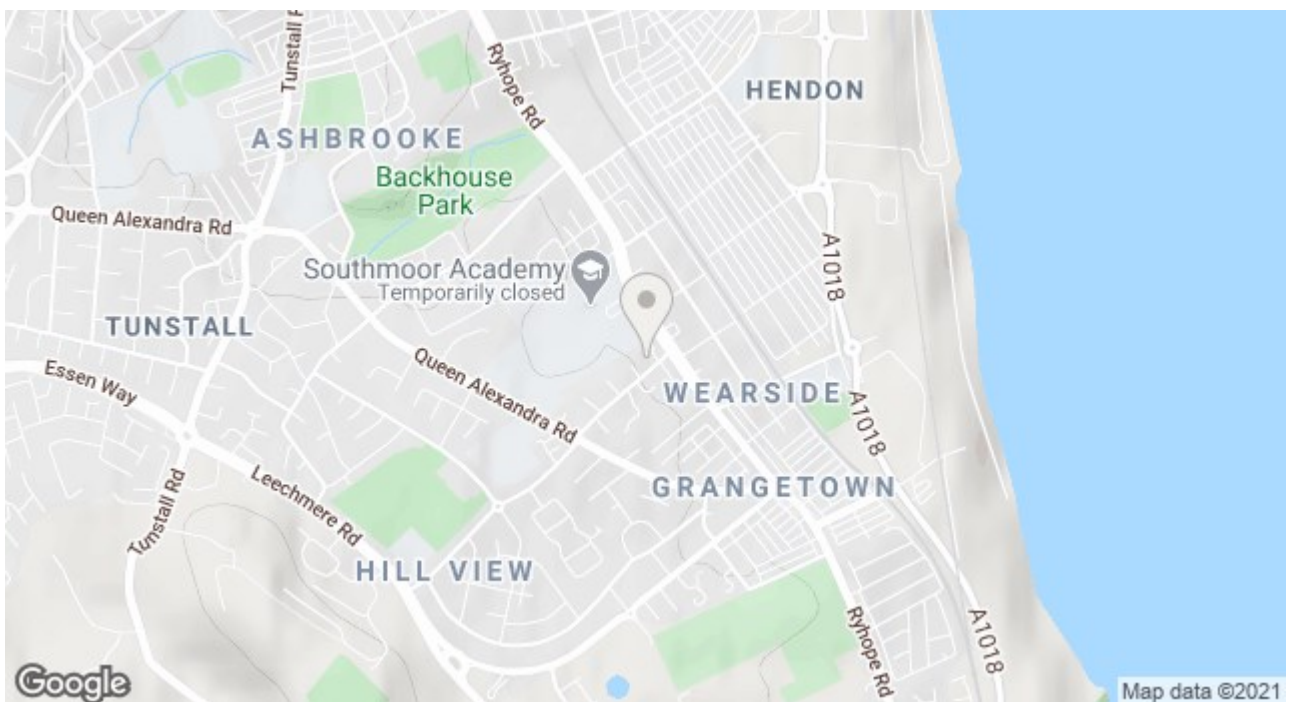
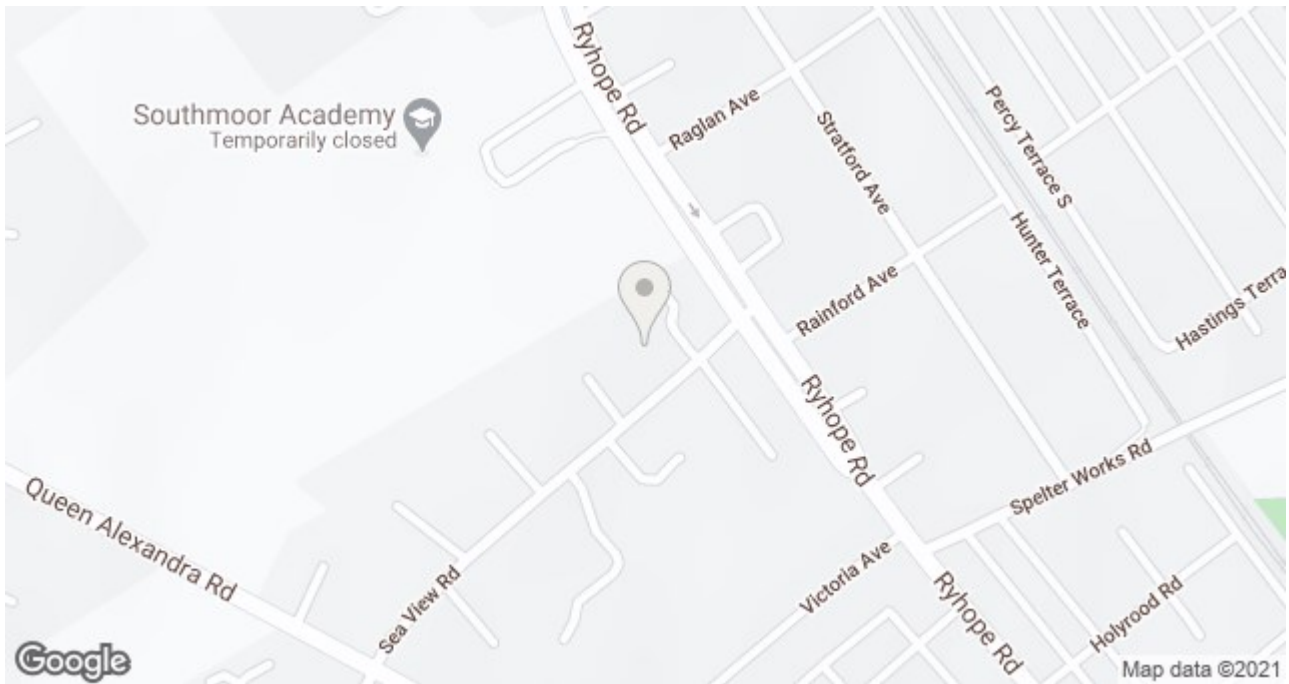
#### External

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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 <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	