



Woodside, East Herrington, SR3 3SJ

**Offers In The Region Of
£249,950**

Paul Airey are delighted to welcome this stunning three bedroom detached house situated on Woodside in East Herrington which commands a much sought-after location providing easy access to well respected schools, shops, amenities in addition to the A19 and Doxford International Business Park.

We urge an early internal inspection of this generous and unique living space which covers a third of an acre. The property briefly comprises: Entrance Hallway, Living Room, Garden Room, Sitting/Dining Room, Kitchen / Breakfast Room, Utility Room, WC and to the First Floor, Landing, Three Bedrooms, Bathroom and a Shower Room.

Externally there is a front lawned garden and block paved double width driveway whilst to the rear is a large mature well stocked garden with a paved patio area and generous lawn area.

Woodside, Sunderland, SR3 3SJ

Accommodation Comprises

Entrance Hallway



The entrance hall has a Radiator, stairs to first floor, cupboard under stairs

Living Room

20'7" x 12'11" (6.28 x 3.94)



The Living Room has a double glazed bay window to the front elevation, double radiator, fireplace, French doors opening to the garden room

Garden Room

8'5" x 11'1" (2.59 x 3.40)



Range of double glazed windows and double glazed doors opening to the rear garden

Sitting Room/Dining Room

17'8" x 15'11" (5.40 x 4.87)



Double glazed box bay window to the rear elevation, radiator, feature fireplace with gas fire, Delft rack

Kitchen/Breakfast Room

14'1" x 9'9" (4.30 x 2.98)



The Kitchen has a range of floor and wall units, tile splash-backs, stainless steel sink and drainer with mixer tap, breakfast bar, double glazed window, recessed spot lighting, integrated fridge and dishwasher, double oven, gas hob

Utility Room



Floor and wall units, plumbed for washer, wall mounted gas central heating boiler

Downstairs WC

Wash hand basin with mixer tap, low level wc, radiator, double glazed window

First Floor

Landing, double glazed window, loft access

Woodside, Sunderland, SR3 3SJ

Bedroom One

18'9" x 10'11" (5.73 x 3.34)



Double glazed window to the front and rear elevations, radiator, range of fitted wardrobes

Bedroom Two

11'4" x 13'6" (3.47 x 4.14)



Rear facing, double glazed window, range of fitted wardrobes, radiator

Bedroom Three

10'6" x 5'1" (3.21 x 1.56)



Double glazed window, radiator. This is currently used as a study.

Bathroom



White suite comprising low level wc and wash hand basin with mixer tap set in a vanity unit, bath with shower over, double radiator, two double glazed windows, shaver point, tiled wall and floor

Shower Room

Shower with tile surround, tiled floor and walls, double glazed window

External



Externally there is a front lawned garden and block paved double width driveway whilst to the rear is a lovely mature well stocked garden having a paved patio area and generous lawn.

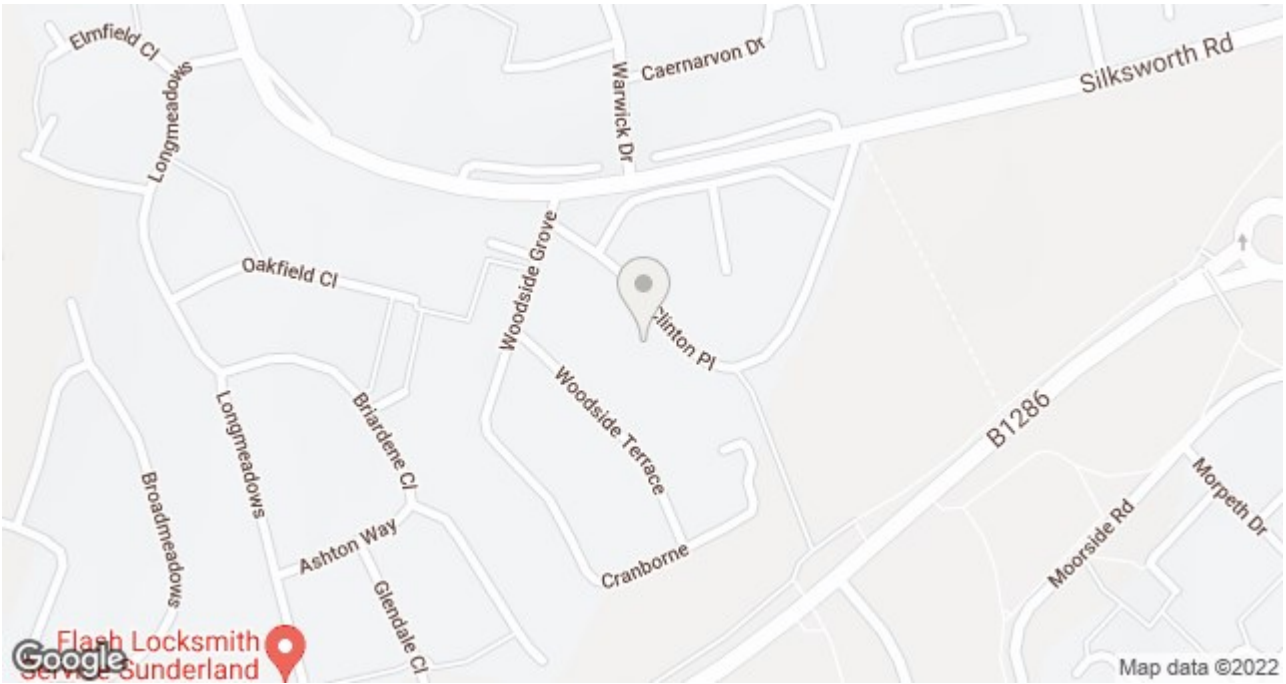
Greenhouse

A lovely greenhouse / potting shed to the rear of the utility.

Garage

Single detached garage accessed via an up and over garage door

Woodside, Sunderland, SR3 3SJ



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	