



Price £159,950

Dipton Gardens, SR3 1AN

We are delighted to offer for sale this well maintained 3 bedroom family home in a quiet cul de sac, which is superbly positioned on the highly popular Elstob Farm Estate, allowing easy access to an excellent range of every day amenities, schools, and transport links.

Internally the family accommodation briefly comprises; entrance porch, lounge with brand new carpet, brand new fitted kitchen with diner area, whilst at first floor there are 3 bedrooms and a house bathroom. The property also boasts a brand new boiler and complete repipe throughout the property as well as vertical blinds to the front of the property. Externally there are well tended gardens to the front and a large paved driveway and a newly laid patio to the rear with large garden area. We highly recommend an internal inspection to fully appreciate this attractive family home.

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Accommodation Comprises

Entrance Porch

Living Room

14'9" x 14'1" (4.5 x 4.3)



Kitchen Breakfasting Room

14'5" x 9'10" (4.4 x 3)



Access to gardens.

Staircase to First Floor

Bedroom 1

10'9" x 5'10" (3.3 x 1.8)



Bedroom 2

12'1" x 8'6" (3.7 x 2.6)



Bedroom 3

9'2" x 8'2" (2.8 x 2.5)



House Bathroom



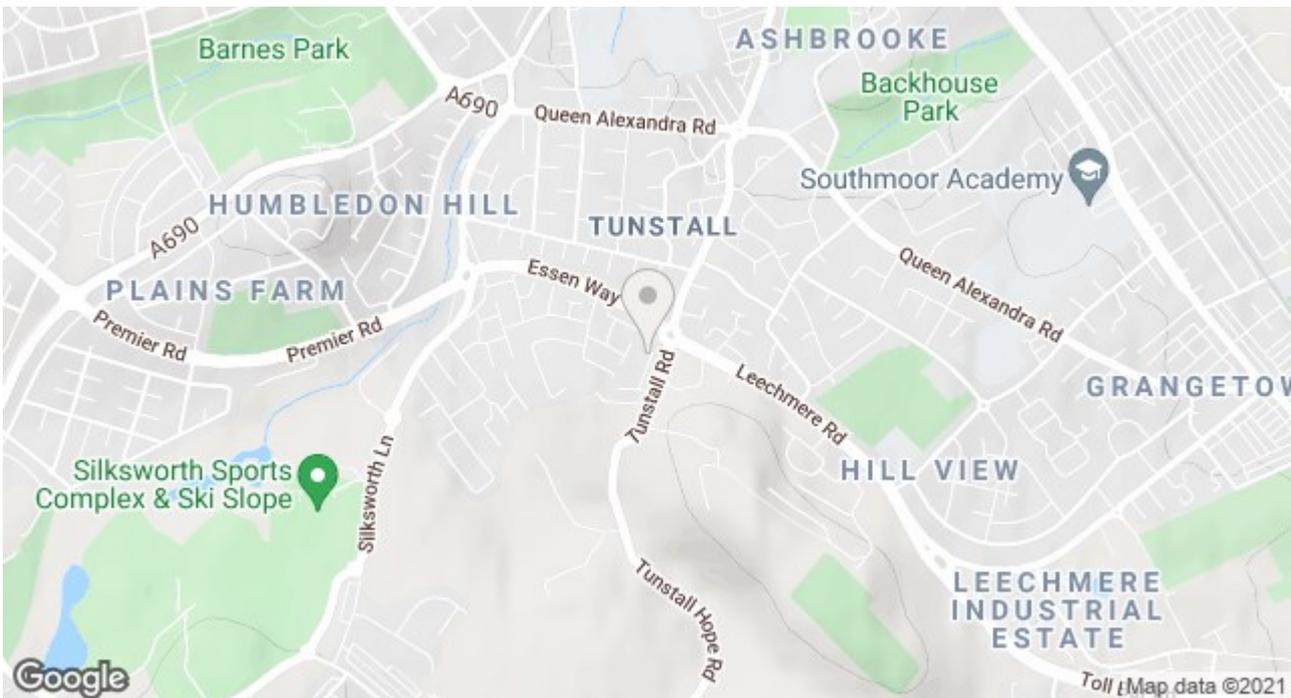
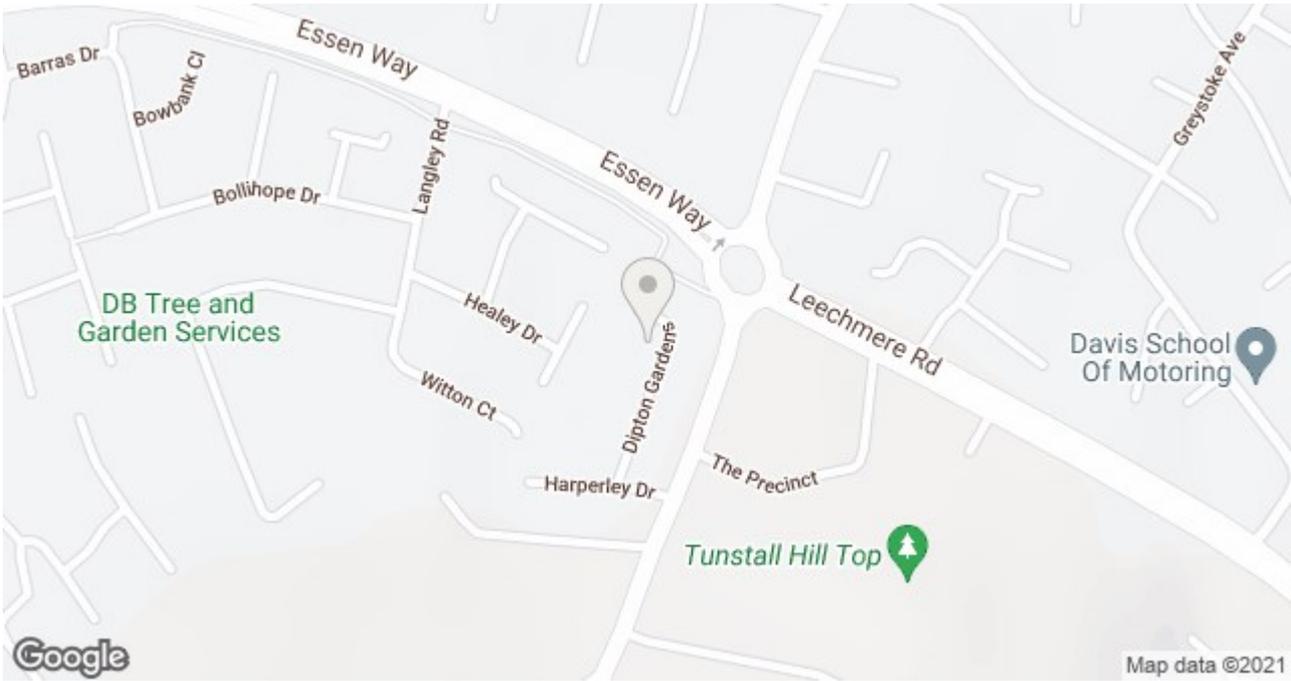
Panel bath, pedestal basin and low level wc.

External



Gardens to front and rear with attached brick built garage.

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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			86
(81-91) B		71	
(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	