



£225,000

Bainbridge Avenue, SR3 1XT

A wonderful example of one of these ever popular Dutch style bungalows which is most conveniently located being just off Queen Alexandra Road and therefore within an easy walk of all everyday facilities.

The property has been tastefully decorated with a contemporary theme which sympathetically compliments the traditional features which make these properties so popular.

The accommodation comprises spacious reception hall with oriel bay and return staircase, an impressive interconnecting living room dining room, 3rd reception room or 4th bedroom at ground floor, family bathroom and a well appointed contemporary style kitchen, at first floor there are 3 further bedrooms.

Externally the property offers mature gardens to front and rear together with driveway providing off street car parking.

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Accommodation comprises



House bathroom
6'0" x 6'0" (1.832 x 1.854)



Entrance hall



Bedroom 4/3rd reception room
14'5" x 13'0" (4.4089 x 3.980)



Living Room
14'9" x 11'7" (4.520 x 3.552)



Dining Room
13'7" x 10'3" (4.151 x 3.131)



Kitchen
15'7" x 6'7" (4.765 x 2.010)



First floor

Bedroom 1
17'11" x 11'8" (5.477 x 3.567)



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Bedroom 2

10'8" x 7'9" (3.256 x 2.365)



Bedroom 3

8'3" x 6'6" (2.531 x 1.987)

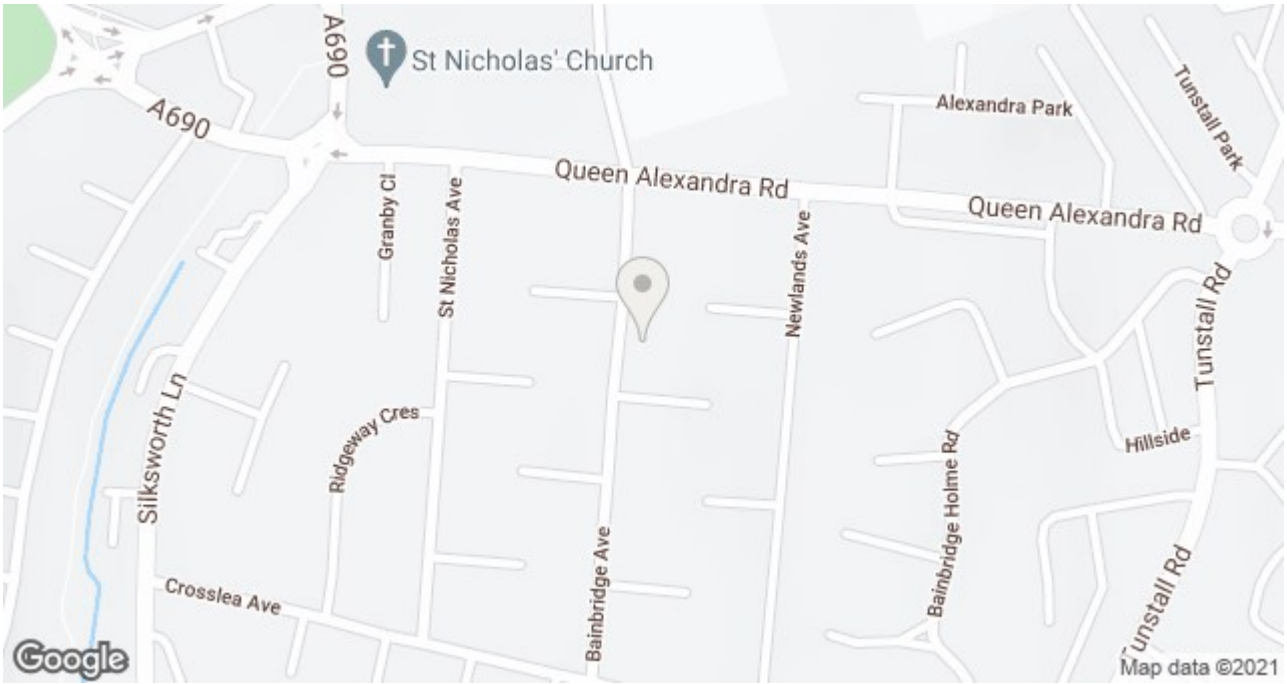


External



Mature gardens to front and rear with driveway providing off street car parking.

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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			
		46	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	