



Offers Over £549,950

Steephill, SR3 3NP

An impressive 4/5 bedrooomed detached residence occupying a prime location within Middle Herrington and occupying private and enclosed gardens that should be viewed to be appreciated. We strongly recommend an early inspection to view this fully renovated and tastefully presented large family home which boasts an impressive contemporary kitchen, 3 bathrooms, 2 dressing rooms, 3 principle reception rooms and conservatory.

Middle Herrington is one of the cities most sought after suburbs offering excellent local amenities and easy access to A690 and A19.

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Accommodation Comprises

Entrance Hallway



With under stairs WC.

Living Room

16'8" x 13'9" (5.09 x 4.20)



Dining Room

10'4" x 14'7" (3.17 x 4.45)



Drawing Room

12'7" x 16'4" (3.85 x 5.00)

Conservatory

19'10" x 10'6" (6.06 x 3.22)



Breakfasting Kitchen

17'0" x 17'4" (5.19 x 5.29)



Utility Room

5'5" x 17'8" (1.66 x 5.40)

First Floor

Bedroom One

20'3" x 13'1" (6.19 x 4.00)



En-suite

8'7" x 5'0" (2.64 x 1.53)



Bedroom Two

16'7" x 13'11" (5.07 x 4.25)



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Bedroom Three

11'3" x 15'10" (3.44 x 4.84)



External



Bedroom Four

13'3" x 8'9" (4.04 x 2.69)

Dressing Room

9'6" x 13'1" (2.91 x 4.01)



Shower Room

8'7" x 6'11" (2.64 x 2.12)

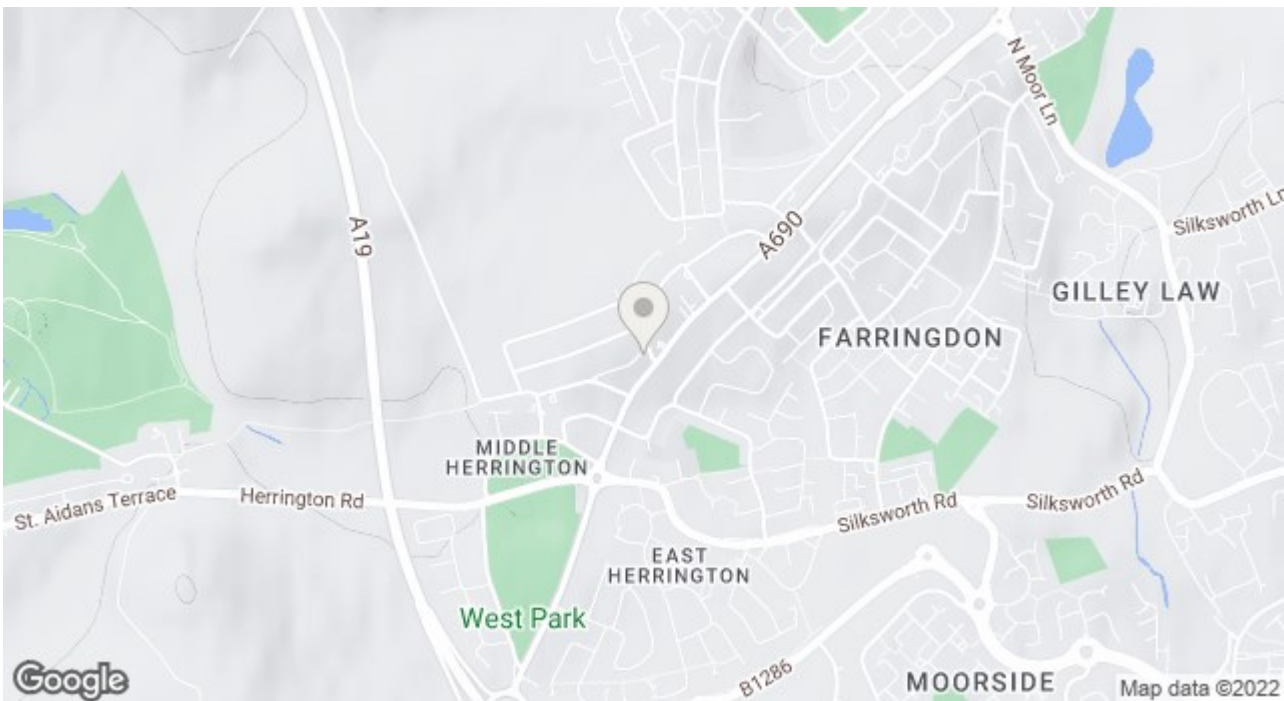
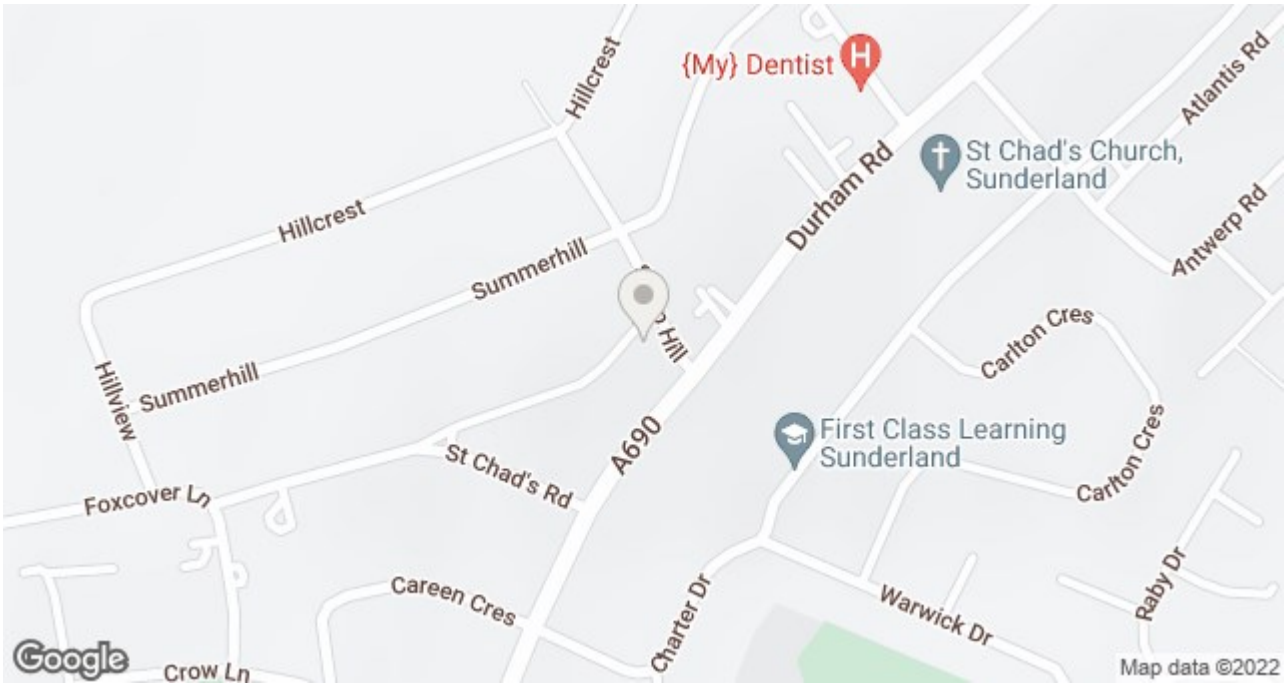


Family Bathroom

10'10" x 8'0" (3.31 x 2.46)



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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			
		42	62
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	