



## 4 bed semi-detached house to buy in SR3

Greenchapel Way, Sunderland, Tyne and Wear, SR3 2GB

# £225,000

 x4
  x2
  x1

Tenure

**Freehold**

## Property features

- ✓ Semi-Detached Family Home
- ✓ Four Bedrooms
- ✓ Principal Bedroom With En-suite
- ✓ Garage & Two Car Driveway
- ✓ EPC Rating B

Allocated parking

Garden

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Description

**\*\*SEMI-DETACHED FAMILY HOME\*\*FOUR BEDROOMS\*\*PRINCIPAL BEDROOM WITH EN-SUITE\*\*GARAGE AND DRIVEWAY\*\*\*SOUGHT AFTER LOCATION\*\***

Pattinson Estate agents are excited to welcome to the market, this impressive semi-detached family home, which boast four bedrooms and is situated in the highly desired estate of Greenchapel Way, Sunderland. Perfectly positioned within close proximity of local shops and other amenities, great public transport and major road links via the A19. Also within walking distance to an array of popular schools, as well being a short drive to Herrington Country Park, Lakeside Park, Sunderland University & City Centre.

This beautiful home is spacious throughout and briefly consists of:-Entrance/hallway, lounge, modern kitchen/dining room and a ground floor W.C. To the first floor lies three bedrooms and a three piece bathroom, to the second floor there is the principal bedrooms with an en-suite. Externally there is an open lawn to front and fully enclosed garden to the rear, beyond the rear garden there is a garage and a two car driveway.

Early viewing is highly recommended to appreciate the size, standard and location of this well presented family home. Please call our Houghton branch to arrange a viewing.

Council Tax Band: C

Tenure: Freehold

Price: £225,000

Property Type: Semi-detached house

USPs: Garden

Parking: Allocated

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which gives access to the lounge and first floor staircase.

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## Lounge

4.28m x 3.84m (14'0" x 12'7")

Spacious lounge with laminate flooring, a storage cupboard, radiator and a full length front aspect double glazed window.



## Kitchen

3.57m x 4.81m (11'8" x 15'9")

Modern kitchen/diner benefiting from a range of upper and lower units with contrasting work surfaces with matching up-stands, integrated fridge/freezer, dishwasher, washing machine and an oven with a gas hob. Laminate flooring, a radiator, double glazed window and French doors leading to the rear garden.



## Ground Floor W.C

1.00m x 1.62m (3'3" x 5'3")

Convenient ground W.C with a hand wash basin, laminate flooring, radiator and a double glazed window.



## Bedroom Two

5.64m x 4.82m (18'6" x 15'9")

Double bedroom with carpet flooring, a radiator and a double glazed front aspect window.



## Bedroom Three

2.21m x 2.95m (7'3" x 9'8")

Double bedroom with carpet flooring, a radiator and a double glazed rear aspect window.



## Bedroom Four

2.42m x 2.19m (7'11" x 7'2")

Fourth bedroom with carpet flooring, a radiator and a double glazed rear aspect window.



## Bathroom

1.95m x 1.95m (6'4" x 6'4")

Three piece bathroom benefiting from a paneled bath, hand wash basin and WC. Vinyl flooring, partly tiled walls and a radiator.



## Principal Bedroom

5.64m x 4.82m (18'6" x 15'9")

The principal bedroom is located on the second floor and benefits from an en-suite, carpet flooring, a radiator and two double glazed front aspect windows.



## En-suite

1.77m x 2.41m (5'9" x 7'10")

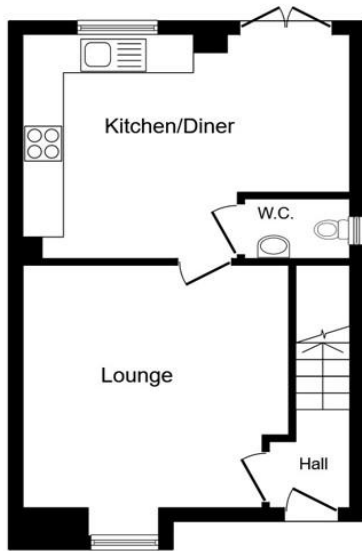
Stylish en-suite benefiting from a walk-in shower, hand wash basin and W.C. Tiled flooring, tiled splash back, a heated towel rail and a Velux window.



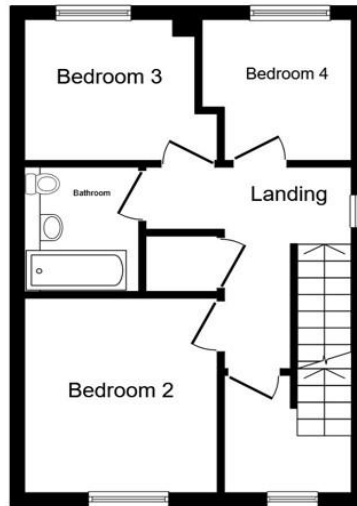
## External

Externally there are gardens to the front and rear, the rear garden is laid to lawn with mature shrubs and patio area. The rear garden also gives access to a garage and two car driveway via rear gate.





**Ground Floor**  
Floor area 36.7 sq.m. (395 sq.ft.)



**First Floor**  
Floor area 35.8 sq.m. (385 sq.ft.)



**Second Floor**  
Floor area 27.6 sq.m. (297 sq.ft.)

**Total floor area: 95.2 sq.m. (1,024.7 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		95
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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