

STUART EDWARDS



Paddock Lane , Sunderland SR3 2BX

- LARGE DETACHED FAMILY HOME
 - 4 BEDROOMS
 - KITCHEN & UTILITY ROOM
- DRIVEWAY & INTEGRAL GARAGE
 - NO ONWARD CHAIN
- HIGHLY DESIRABLE LOCATION
 - LOUNGE & DINING ROOM
 - 2 BATHROOMS
 - FRONT & REAR GARDENS

Auction Guide £180,000





FULL DESCRIPTION

A large detached family home, situated in a highly desirable residential location within Sunderland. This property is in need of refurbishment, therefore is perfect for any buyer looking for a large family home that they can put their own stamp on.

The internal floor plan comprises, entrance hallway, lounge through dining room, bedroom, bathroom, kitchen and utility room with rear access door and interior door to the integral garage.

An open staircase from the dining room leads to the first floor landing, a further 4 bedrooms and a very generously proportioned family bathroom with corner bath and separate shower cubicle. Externally a driveway leads to the garage with up and over door and there are garden to the front and rear.

Gas central heating via a combi boiler with radiators to all rooms, double glazing and some single glazed units.

Early vacant possession and no onward chain. Internal inspection is essential.

FOR SALE WITH TOWN AND COUNTRY PROPERTY AUCTIONS NORTH EAST-FOR SALE BY 28 DAY ONLINE AUCTION - Quick Sale & Completion Available - Auction Can Be Ended Early If A Suitable Offer Is Received | TERMS & CONDITIONS APPLY.

ENTRANCE HALLWAY

UPVC double glazed entrance door leading to hallway with radiator, vinyl flooring and coved ceiling.

LOUNGE

13'10" x 12'5"

Double radiator, coved ceiling and open staircase to the first floor landing.

DINING ROOM

11'10" x 12'5"

Double radiator, coved ceiling and open staircase to the first floor landing.

KITCHEN/DINER

15'8" x 11'10"

Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated electric oven and gas hob. Tiled splashbacks, vinyl flooring, coved ceiling, double radiator and built-in storage cupboard.

UTILITY ROOM

6'7" x 11'10"

Radiator, coved ceiling, vinyl flooring, plumbed for automatic washing machine, UPVC double glazed rear entrance door and interior door to garage.

BEDROOM

10'4" x 10'11"

Coved ceiling, built-in storage cupboard and radiator.

BATHROOM

9'0" x 8'1"

White suite comprising, close coupled wc, pedestal wash hand basin, panel bath, part tiled walls, vinyl flooring, coved ceiling and airing cupboard.

FIRST FLOOR LANDING

Double radiator.

BEDROOM

14'0" 8'11"

Double radiator.

BEDROOM

15'10" x 6'10"

Double radiator.

BEDROOM

Double radiator and a range of fitted bedroom units.

FAMILY BATHROOM

10'2" x 14'2"

White suite comprising, low level wc, wash hand basin, corner bath, shower cubicle with mains fed shower, part tiled walls, vinyl flooring and radiator.

GARAGE

Integral garage with up ad over door.

EXTERNALLY

Block paved driveway providing off road parking. Raised lawn garden to the front. Whilst the rear garden is paved and has fenced boundaries.

FREEHOLD.

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2208-8017-7233-5000-2240>



IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

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FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

FINANCIAL ASSISTANCE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.



THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: E
EPC Rating: D

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.