



We are thrilled to present this deceptively spacious and perfectly finished two bedroom semi-detached property, offering a large private driveway and garage, to the sales market. With a range of local amenities on the doorstep including well respected schools, this property makes a great first time buy. Viewings are a must!

**3 Chaseley Way, Pennywell,
Sunderland, Tyne and Wear, SR4
9AN**

Asking Price:

£162,000

EPC Rating: B



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Entrance Hall Enter through uPVC double glazed door into hallway with carpet flooring, neutral walls, carpeted stairs to first floor and door into kitchen.

Kitchen/Diner 10'3" x 13'11" (3.12m x 4.24m). The kitchen/diner area is finished with base and wall units providing ample storage, double glazed window looking out onto the front of the property, integrated appliances including, fridge, freezer, hob and oven and upgraded from new laminate flooring. Stainless steel sink with mixer tap, neutral walls and doorway into W/C also feature. The kitchen is open plan with the lounge.

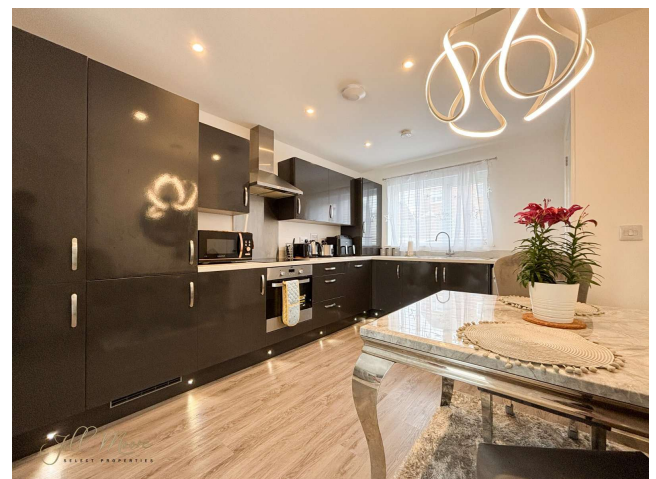
W/C 2'11" x 5'1" (0.9m x 1.55m). The modern w/c features double glazed window, hand wash basin, toilet and neutral walls.

Lounge 9'3" x 4.15 (2.82m x 4.15). The spacious lounge is filled with natural light from the large double glazed French doors which lead out into the rear garden. Neutral walls, carpet flooring and radiator also feature.

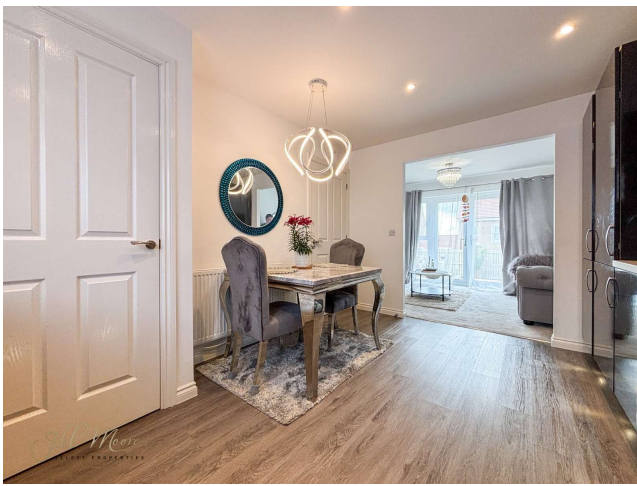
First Floor Landing The landing area is complete with neutral walls, double glazed window, access to loft space, carpet flooring and doors off to bedrooms and family bathroom.

Bedroom The second bedroom features carpet flooring, neutral walls, double glazed window looking out onto the rear aspect of the property and radiator.

Bathroom 5'6" x 6'3" (1.68m x 1.9m). The bathroom is complete with shower over bath, upgraded part-tiled walls from new, hand wash basin, toilet, double glazed window and towel rail/radiator.



For additional information and full photo gallery please visit
www.jillmooresalesandlettings.co.uk



Bedroom 10'4" x 11'11" (3.15m x 3.63m). The master bedroom features built in storage cupboard, carpet to the floor, double glazed window looking out onto the front aspect of the property, neutral walls and radiator.

External To the front, a block paved drive way with ample space for multiple cars and a paved pathway leads down the side of the property and round to the rear garden. To the rear, a south-facing low maintenance garden with paved patio/seating area and stoned section with shrubbery boarder.

Location The property is found within Chaseley Way, a quiet and popular cul-de-sac within the Pennywell area, with shops, schools and restaurants on the doorstep. The property also benefits from great public transport links being close to a major bus route. Commuting into the city centre is quick and easy, as is commuting into other cities like Newcastle or Durham via the A1/A19 roads near by.

Disclaimer DISCLAIMER

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. **MORTGAGE ADVICE** It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service. **PLEASE NOTE** Please note that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the property miss-descriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate at the time at which we inspected the property. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. **VIEWING ARRANGEMENTS** To arrange an appointment to view this property, please contact us on 0191 4648880, hours are Monday to Friday 9.00a.m. to 5.00p.m, Saturday 9.00a.m. to 12.00p.m



Material Information The following information should be read and considered by any potential buyers prior to making a transactional decision.

We are advised by the seller that the property has mains gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES- YES

WATER METER- Yes

PARKING ARRANGEMENTS: Driveway

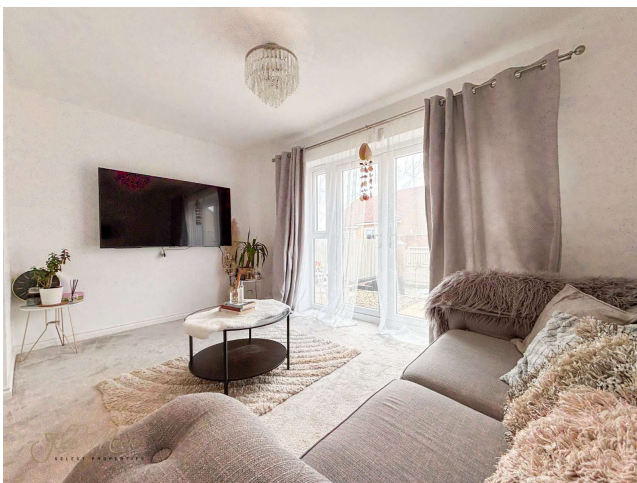
BROADBAND SPEED: No issues reported by vendor. The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> [Broadband Speed Checker - UK's No.1 Broadband Speed Test](#)

ELECTRIC CAR CHARGER- No

MOBILE PHONE SIGNAL: No known issues at the property

NORTH EAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract