



Weardale Avenue, South Bents, Sunderland, Tyne & Wear, SR6

Asking Price £374,950



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DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN * THREE BEDROOM SEMI-DETACHED * OPEN ASPECT TO REAR * WEST FACING MATURE GARDEN * SOUGHT AFTER LOCATION * GARAGE AND DRIVEWAY * NO ONWARD CHAIN * COUNCIL TAX BAND - D * EPC RATING - TBC *

Hunters are delighted to welcome to the market this superb three bedroom home. Offering versatile and spacious accommodation with scope for further development subject to relevant planning permissions.

With open field views to the rear aspect and being positioned in South Bents which remains one of the most sought after areas in Sunderland, this property cannot fail to impress !

Located right next to the sea front and offering an ever growing number of amenities including bars, restaurants, good transport links and of course plenty of coastal walks to enjoy.

A lovely family home which is certain to appeal to a wide range of buyers.

Briefly comprising -

Porch

Entrance Hallway

Open plan living and dining room

Additional Reception Room

Kitchen

Three generous bedrooms

Large family bathroom

Separate shower room and WC

Rear Garden with raised decking area

Large Garage

Driveway

Viewing is highly recommended.







Ground Floor



Floor 1

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Approximate total area

1570.43 ft²
145.9 m²

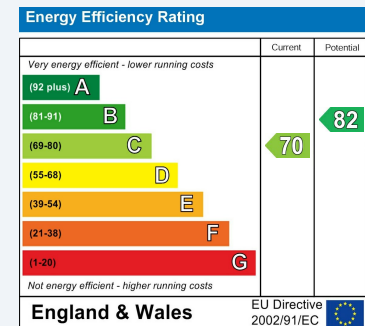
Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact sunderland@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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