

**Bristol Avenue, Town End Farm, Sunderland, Tyne & Wear, SR5**

**£125,000**



# Bristol Avenue, Town End Farm, Sunderland, Tyne & Wear, SR5 4QR

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN \* THREE BEDROOM SEMI \* GARDENS \* SR5 \* NO ONWARD CHAIN \* SUPERBLY PRESENTED \* COUNCIL TAX BAND - A \* EPC RATING - D \*

Welcome to this charming property located on Bristol Avenue in the Town End Farm area of Sunderland.

This superbly maintained semi-detached house boasts three bedrooms, a spacious living/dining room with patio doors, kitchen and bathroom.

Situated in a quiet close, this property offers a convenient location close to amenities and excellent transport links ensuring that you are never far from everything you need.

One of the standout features of this lovely home is its stunning outdoor space and gardens, both at the front and rear.

In addition to the picturesque outdoor spaces, this property also offers off-road parking to the rear and a storage shed for keeping your outdoor essentials neatly organised.

Offered with no onward chain, don't miss out on the chance to own this beautifully maintained home in a sought-after location.

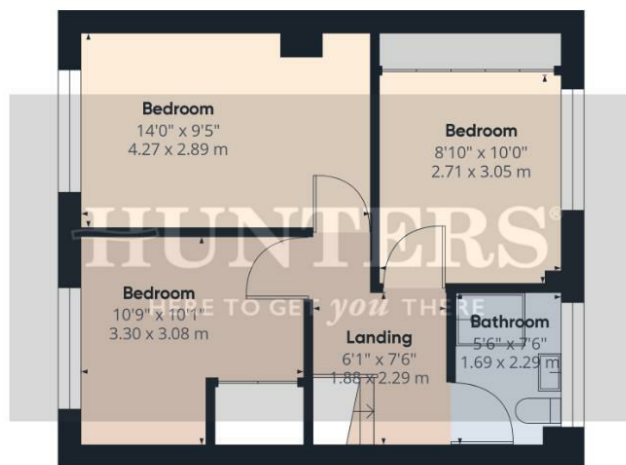
Viewing comes highly recommended.







Ground Floor



Floor 1

**HUNTERS**  
HERE TO GET *you* THERE

Approximate total area<sup>(1)</sup>  
860.61 ft<sup>2</sup>  
79.95 m<sup>2</sup>

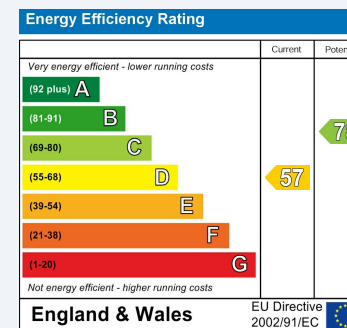
(1) Excluding balconies and terraces

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](mailto: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.



11b Sea Road, Fulwell, Sunderland, SR6 9BP  
Tel: 0191 594 7788 Email: [sunderland@hunters.com](mailto:sunderland@hunters.com) <https://www.hunters.com>

