



St. Gabriels Avenue, Sunderland

£265,000



Tenure: Freehold



St. Gabriels Avenue, Sunderland

DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * THREE BEDROOM SEMI * TWO RECEPTION ROOMS * STUNNING KITCHEN/DINER * GARDEN * DRIVEWAY * COUNCIL TAX BAND - C * EPC - TBC *

Hunters welcome to the market this charming three bedroom semi-detached property in St Gabriels Avenue, Sunderland.

Perfectly located within easy distance of Barnes Park, Barnes School and Sunderland Royal Hospital alongside local amenities and excellent transport links.

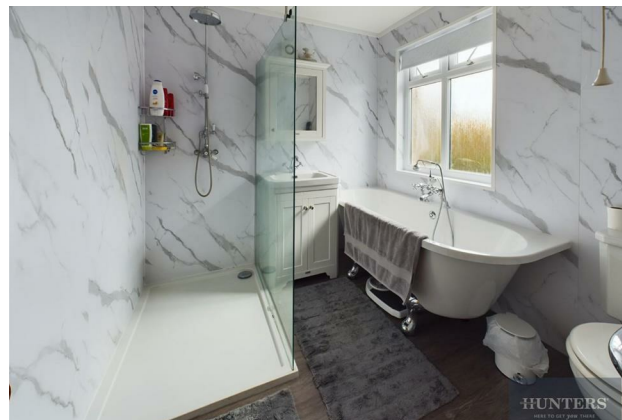
Internally comprising of an entrance porch with spacious hallway, front Living Room, second Reception Room with French doors into the rear garden, modern open plan kitchen/diner to the ground floor.

The first floor boasts two comfortable double bedrooms and third smaller bedroom plus a modern family bathroom.

Off particular note are the ever popular plantation shutters to many windows, UPVC double glazing, gas central heating and a larger than average garage plus double driveway.

Sure to appeal to a wide range of buyers !

Immediate internal inspection is unreservedly recommended to appreciate this fine home.





HUNTERS
HERE TO GET YOU THERE

Approximate total area⁽¹⁾
1534.03 ft²
142.52 m²

Reduced headroom
73.19 ft²
6.8 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE 360

Council Tax: C

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		70	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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

Viewing

Please contact our Hunters Sunderland Office on 0191 594 7788 if you wish to arrange a viewing appointment for this property or require further information.
11b Sea Road, Fulwell, Sunderland, SR6 9BP
Tel: 0191 594 7788 Email: sunderland@hunters.com <https://www.hunters.com>

