



**Cam Mead, Thristley Wood, Sunderland, Tyne & Wear, SR3 2TY**

**Offers Over £250,000**



# Cam Mead, Thristley Wood, Sunderland, Tyne & Wear, SR3 2TY

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN \* FREEHOLD PURCHASE IN PROCESS \* MODERN AND SPACIOUS HOME \* VERSATILE LIVING \* COUNCIL TAX BAND - C \* EPC RATING - B \*

Welcome to this charming 3/4 bedroom semi-detached house located in the desirable area of Cam Mead, Sunderland.

The house features two modern bathrooms, including an en suite in the master bedroom, providing convenience and luxury. The converted garage adds versatility to the property, offering the option of a fourth bedroom or an additional reception room to suit your needs.

With superb open plan living space, this home built in 1992 has been impressively improved to provide a comfortable and stylish environment. The open-plan Kitchen/Dining/Family Room is ideal for hosting gatherings and creating lasting memories with loved ones.

Situated in a peaceful cul-de-sac, the property offers paved areas both at the front and rear, perfect for enjoying outdoor activities or simply relaxing in the fresh air. The location provides easy access to Doxford International, the A19, local shops, schools, and amenities, making daily life convenient and stress-free. Additionally, Sunderland City Centre is within reach for those seeking a vibrant urban experience.

Don't miss out on the opportunity to own this delightful home that combines modern living with a touch of elegance.

Contact us today to arrange a viewing and make this property your own!

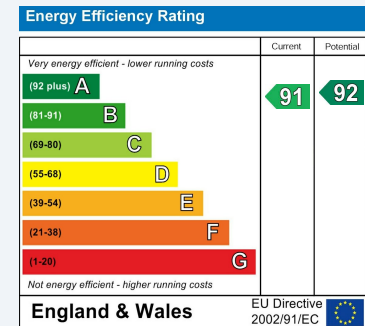






## ENERGY PERFORMANCE CERTIFICATE

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.



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1208.71 ft<sup>2</sup>  
112.29 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

### 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.



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