



**Bowburn Avenue, Wear View, Sunderland, Tyne & Wear, SR5 5TU**

**Offers In The Region Of £265,000**





# Bowburn Avenue, Wear View, Sunderland, Tyne & Wear, SR5 5TU

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN \* FOUR BEDROOM DETACHED \* GARDEN \* DRIVEWAY \* GARAGE \* RARE TO MARKET \* COUNCIL TAX BAND - C \* EPC - C \*

Hunters welcome to the market this stunning 4-bedroom detached house on Bowburn Avenue in the sought-after Wear View area of Sunderland.

This property is a rare find on the market and offers a fantastic opportunity for a new homeowner. Ideally placed for easy access to the A1231 and A19 as well as local amenities and schools.

A large open-plan kitchen, living, and dining area is a standout feature of this home, with patio doors that lead out to the beautiful garden, bringing the outdoors in. Solid oak flooring, door frames and staircase are of particular note and granite work tops in the kitchen space.

Upstairs, you will find four bedrooms offering plenty of space for a growing family or for guests plus two bathrooms, including an en suite, providing convenience and luxury for the residents.

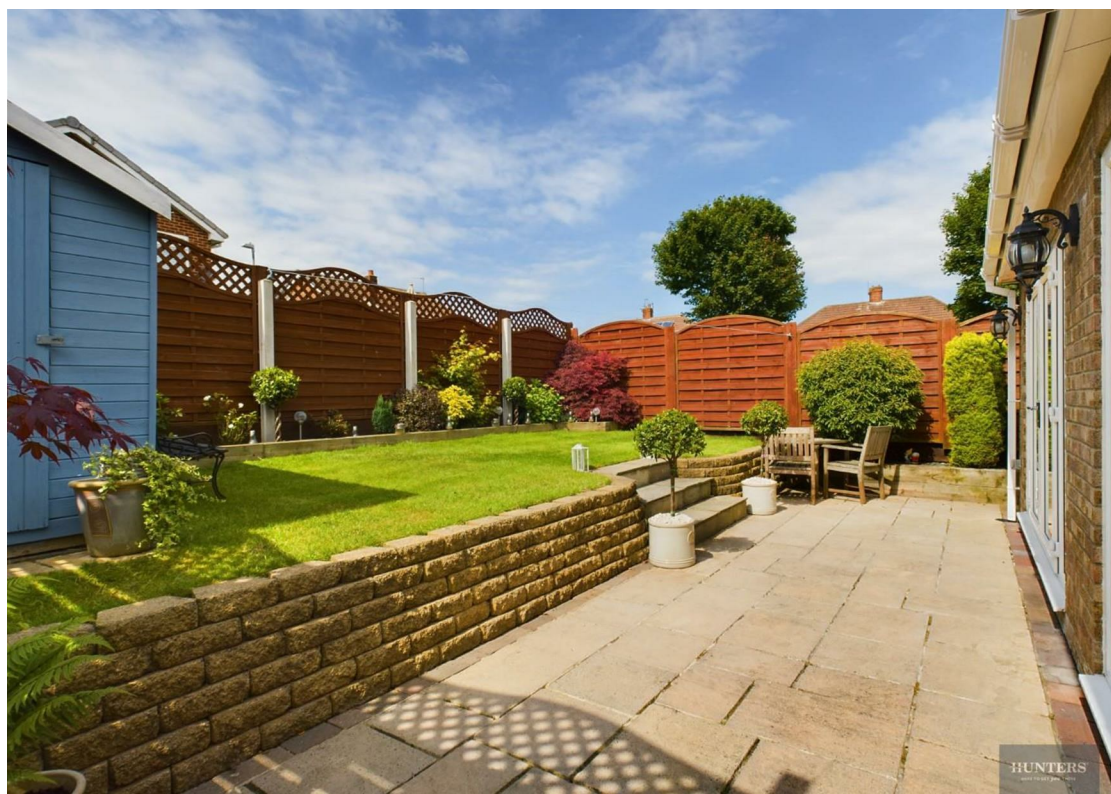
Extended and superbly presented throughout internally with a large driveway and garage providing ample parking and storage space externally.

Don't miss out on the opportunity to own this exceptional property in a prime location.

Viewing comes highly recommended !



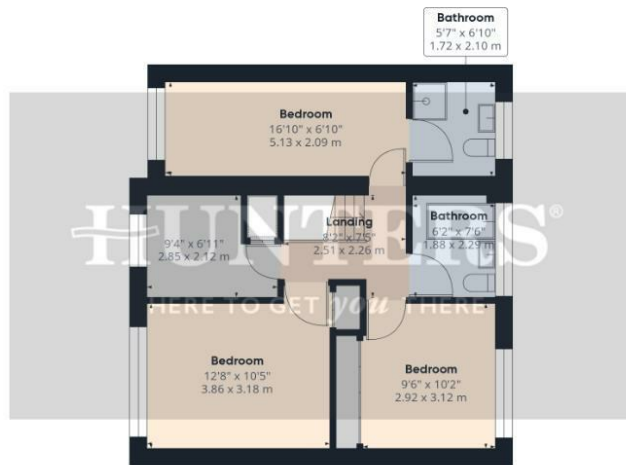








Ground Floor



Floor 1

**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.



Approximate total area<sup>(1)</sup>  
 1551.75 ft<sup>2</sup>  
 144.16 m<sup>2</sup>

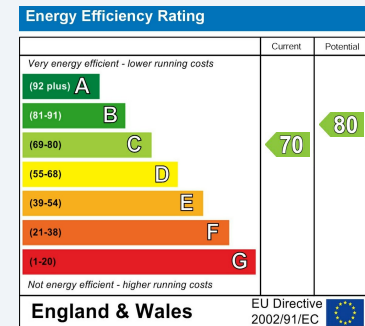
(1) Excluding balconies and terraces

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.

