



Lunedale Avenue, Sunderland

Asking Price £199,950



Tenure: Leasehold

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Lunedale Avenue, Sunderland

DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN * TWO BEDROOM SEMI * DRIVEWAY * GARDEN * CLOSE TO AMENITIES * MODERNISED * COUNCIL TAX BAND - B * EPC RATING - D *

Hunters welcome to the market this delightful two-bedroom semi-detached house in Lunedale Avenue, Sunderland.

The current owners have modernised and maintained this property, presenting it in superb condition.

As you step inside, you are greeted by an open plan living and dining room seamlessly connected to a fitted kitchen on the first floor, creating a warm and inviting space for relaxing or entertaining. Upstairs, you will find two double bedrooms and a family bathroom, offering comfort throughout.

Externally, this property boasts a driveway and a large garden that not only provides a lovely outdoor space but also holds immense potential for extension, allowing you to tailor the property to your specific needs and desires.

Conveniently located close to amenities, transport links, and the stunning local coastline, this home offers the perfect blend of comfort and accessibility. Whether you are a first-time buyer, a growing family, or someone looking for a property by the sea, this property is sure to appeal to a wide range of buyers.

Don't miss the opportunity to make this house your home.

Viewing comes highly recommended !





Ground Floor



Floor 1

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Approximate total area⁽¹⁾
627.11 ft²
58.26 m²

(1) Excluding balconies and terraces

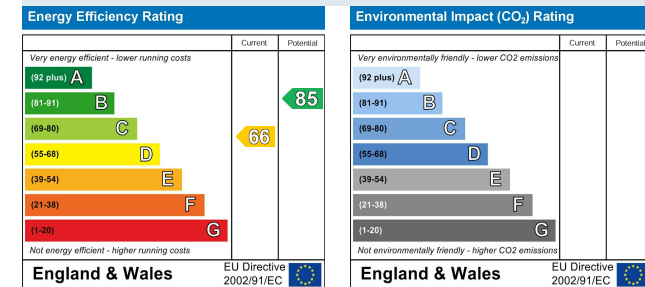
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Council Tax: B

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

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.

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