



Flint Road, Alexandra Park, Sunderland, SR4 6FB

Offers In Excess Of £235,000



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DESCRIPTION

PLEASE VIEW VIRTUAL TOUR * FLOORPLAN * FOUR BEDROOM
DETACHED * MASTER EN-SUITE * UTILITY * GARAGE * SR4 *
DRIVEWAY * CLOSE TO CITY CENTRE AND AMENITIES * COUNCIL
TAX BAND - D * EPC RATING - C *

Hunters welcome to the market this four bedroom detached home on Flint Road, Sunderland.

As you step inside, you are greeted by a welcoming entrance hall leading to a cosy lounge, ideal for relaxing evenings. The double doors then guide you to the spacious kitchen and dining area, complete with a convenient utility room and WC, perfect for modern family living.

Venture upstairs to find four bedrooms, with the master bedroom featuring its own en-suite for added luxury. The family bathroom and loft access from the landing provide practicality and convenience for everyday living.

Externally, this property does not disappoint, with a garage, a large driveway accommodating two vehicles, and a charming rear garden with a decked seating area.

Conveniently located for easy access to the A19 and Sunderland city centre, this property caters to a wide range of buyers.

Impeccably maintained and beautifully presented throughout.

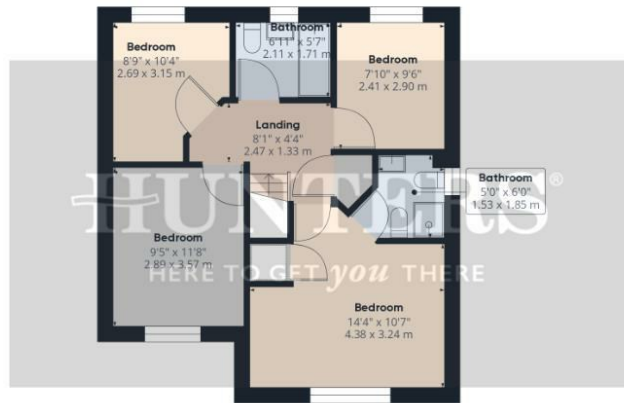
Viewing is highly recommended!







Ground Floor



Floor 1

HUNTERS
HERE TO GET YOU THERE

Approximate total area⁽¹⁾
1027.74 ft²
95.48 m²

(1) Excluding balconies and terraces

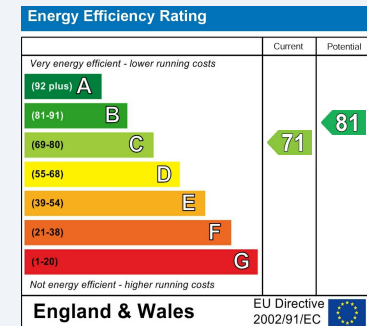
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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, 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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