



Bathgate Avenue, Sunderland

Offers In The Region Of £125,000



Tenure: Freehold

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Bathgate Avenue, Sunderland

DESCRIPTION

PLEASE VIEW FLOORPLAN * THREE BEDROOM SEMI * OFF STREET PARKING * IDEAL LOCATION * NO ONWARD CHAIN * COUNCIL TAX - A * EPC RATING - D *

Nestled on a charming pedestrianised walkway, this well-presented semi-detached house on Bathgate Avenue in Town End Farm, Sunderland, is an excellent opportunity for first-time buyers and families alike. The property boasts a thoughtful layout that includes two inviting reception rooms, three comfortable bedrooms, and a modern bathroom.

Upon entering, you are welcomed by a reception hall that leads to a spacious lounge and adjoining dining room while the fitted kitchen is designed for both functionality and style. The three bedrooms, located on the first floor, offer ample space for rest and privacy.

The property is equipped with gas central heating and UPVC glazing, ensuring warmth and energy efficiency throughout the year. A notable feature is the generous rear courtyard, which provides an excellent outdoor space and off-street parking accessible from the back.

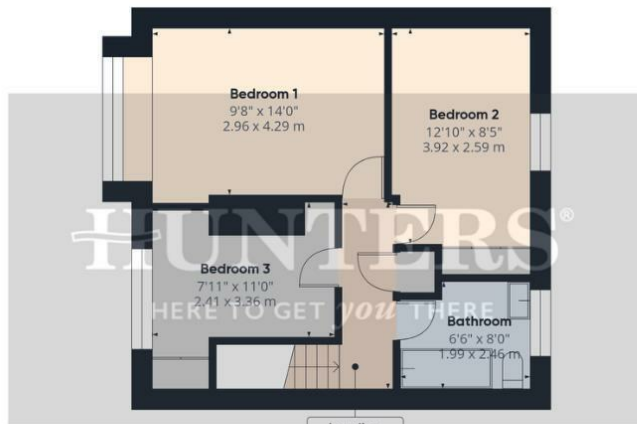
Situated on the periphery of Town End Farm, this delightful home is within walking distance of a superb range of amenities, making daily life convenient. Additionally, its proximity to the A19 makes it particularly appealing for those working at Nissan, Doxford International Business Park, and Amazon.

Viewing comes highly recommended !





Ground Floor



Floor 1

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Approximate total area⁽¹⁾
918.39 ft²
85.32 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Council Tax: A

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		
	Current	Potential	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A	
(81-91) B			(81-91) B	
(69-80) C			(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	

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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