

Knaresborough Square, Downhill, Sunderland, SR5 4AL

Offers Around £145,000



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PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * SUPERBLY SPACIOUS * WELL PRESENTED * GARDENS * TWO BEDROOMS * COUNCIL TAX BAND - A * EPC RATING - E *

Hunters welcome to the market this charming semi-detached house on Knareborough Square, Sunderland. Offering an excellent opportunity for a variety of buyers, the property boasts two substantial double bedrooms, making it ideal for small families, couples, or even investors seeking a rental opportunity.

Upon entering, you are welcomed by a spacious entrance porch that leads into an open-plan lounge and dining area, perfect for entertaining guests or enjoying family time.



The modern fitted kitchen is a delightful feature, offering both style and functionality for those who love to cook. The first floor comprises two well-proportioned bedrooms, alongside a bathroom and a separate WC, ensuring convenience for all residents.

The property is superbly renovated and maintained to a high standard, with beautifully presented front and rear gardens. The outdoor space features decking, grass, and patio areas, providing a lovely setting for relaxation or outdoor gatherings.

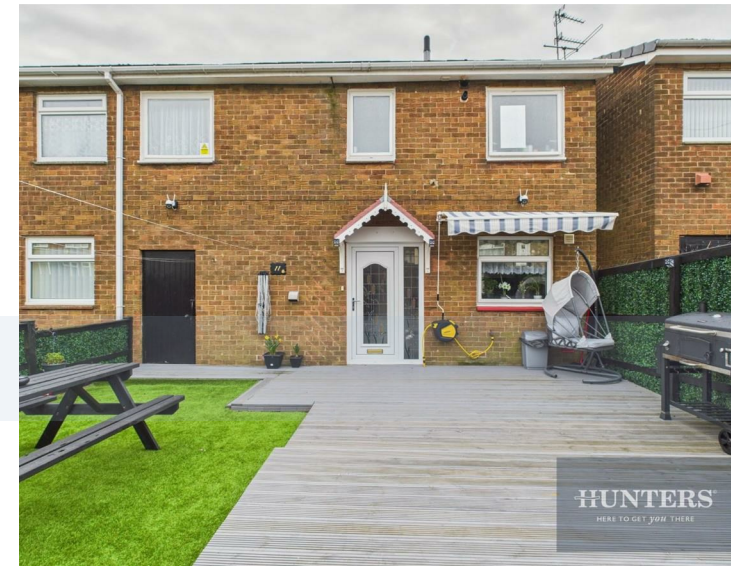


Conveniently located close to the A19, this home offers easy access to the City Centre, while still enjoying a peaceful environment. Additionally, it is within walking distance of a good range of amenities, making daily life both convenient and enjoyable.

Do not miss the chance to make this delightful property your own.



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ENTRANCE
8'0" x 5'1"

KITCHEN / DINING
7'1" x 16'10"

LIVING ROOM
13'8" x 11'2"

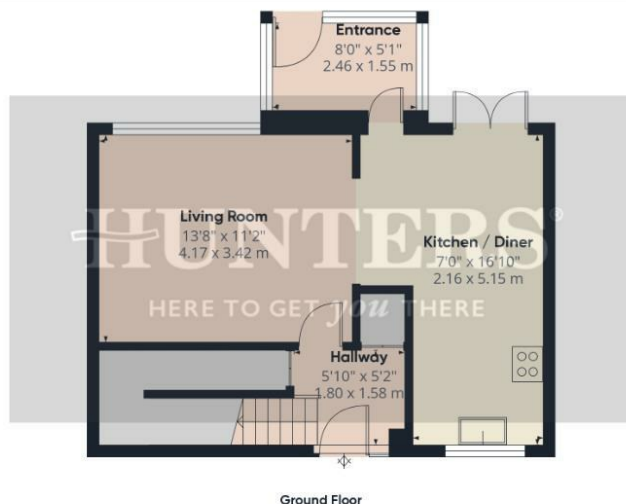
HALLWAY
5'10" x 5'2"

BEDROOM 1
12'4" x 10'8"

BEDROOM 2
11'3" x 10'10"

BATHROOM
4'9" x 5'8"

WC
4'5" x 2'7"



Ground Floor



Floor 1

HUNTERS
HERE TO GET *you* THERE

Approximate total area⁽¹⁾
792.87 ft²
73.66 m²

(1) Excluding balconies and terraces

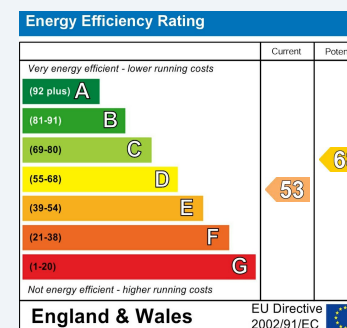
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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.