



Edinburgh Square, Carley Hill, Sunderland, Tyne & Wear, SR5 2RF



Offers In The Region Of £199,950

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DESCRIPTION

PLEASE VIEW FLOORPLAN * THREE BEDROOMS * LARGE GARDEN * DRIVEWAY * GARAGE * IDEAL LOCATION * NO ONWATCH CHAIN * COUNCIL TAX BAND - B *

Hunters are delighted to present this charming three-bedroom semi-detached house located in Edinburgh Square, Carley Hill, Sunderland. This well-maintained property offers a perfect blend of comfort and convenience, making it an ideal family home.

Upon entering, you are greeted by a spacious entrance hallway that leads to a large kitchen diner, complete with patio doors that open onto an extensive garden, perfect for outdoor entertaining or simply enjoying the fresh air. The separate living room provides a cosy space for relaxation, while a convenient downstairs WC adds to the practicality of the layout.

The property boasts three generously sized double bedrooms, with the master bedroom featuring an en suite, ensuring privacy and comfort. Additional highlights include a driveway and a garage, providing ample parking and storage options.

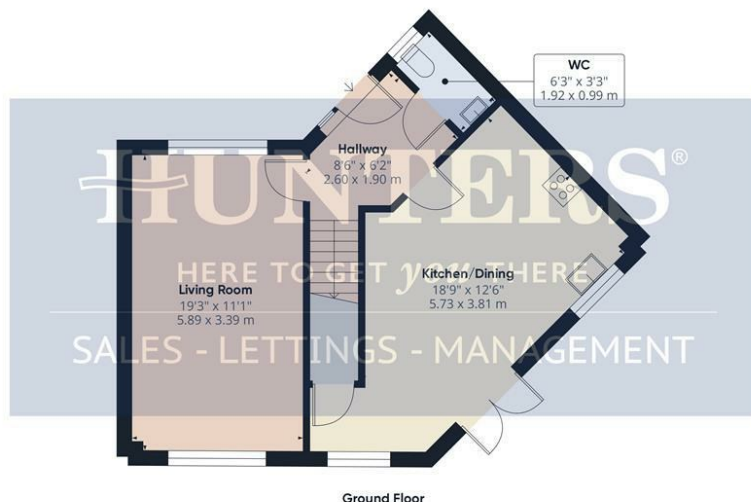
Situated in a peaceful cul-de-sac, this home is perfectly placed close to local amenities, schools, and excellent transport links, making it an ideal choice for families and commuters alike.

With no onward chain, this property is ready for you to move in and make it your own.

Viewing comes highly recommended !







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.

HUNTERS®
HERE TO GET *you* THERE

Approximate total area⁽¹⁾
 1124.06 ft²
 104.43 m²

(1) Excluding balconies and terraces

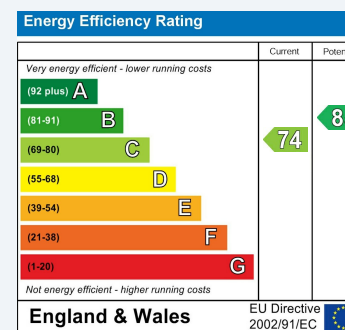
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

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.