



**Cambria Green, South Hylton, Sunderland, Tyne & Wear, SR4 0NN**

**Offers In The Region Of £135,000**



# Cambria Green, South Hylton, Sunderland, Tyne & Wear, SR4 0NN

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN \* TWO BEDROOM  
SEMI \* SUPERBLY PRESENTED \*  
GARDEN \* DRIVEWAY \* COUNCIL TAX BAND - A \* EPC RATING - D \*

Hunters welcome to the market this beautifully presented two-bedroom semi-detached house in Cambria Green, South Hylton. The property is situated within an estate, offering excellent access to the A19 and convenient transport links via the Tyne and Wear Metro Station, making it ideal for commuters.

Upon entering via the porch hallway you will find a spacious reception room that provides a warm and inviting atmosphere. The modern kitchen is well-equipped with all the essentials for daily life. Two well-appointed bedrooms offer comfort and tranquillity, while the contemporary bathroom adds a touch of elegance to the home.

Residents will appreciate the abundance of local amenities nearby, including shops, restaurants, and leisure facilities, all contributing to a vibrant community lifestyle. The property is also conveniently located for easy access to the city centre, just a short journey along Hylton Road. Families will find the area particularly appealing due to the availability of good local schools catering to all ages.

Outside, the property boasts driveways that accommodates up to three vehicles, providing secure off-street parking. The lovely garden offers a delightful space for outdoor activities enhancing the overall appeal of this home.

With its modern interior design and thoughtful layout, this house promises a comfortable and convenient lifestyle.

Viewing is recommended !







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SALES - LETTINGS - MANAGEMENT



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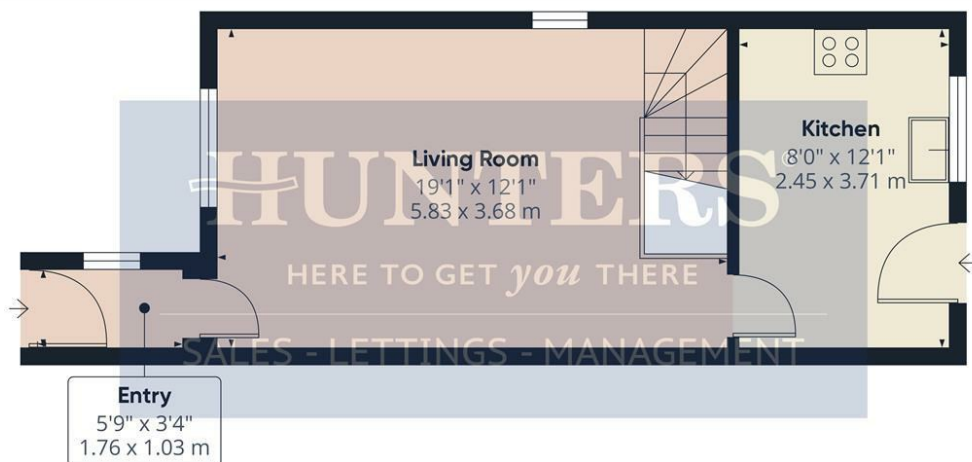


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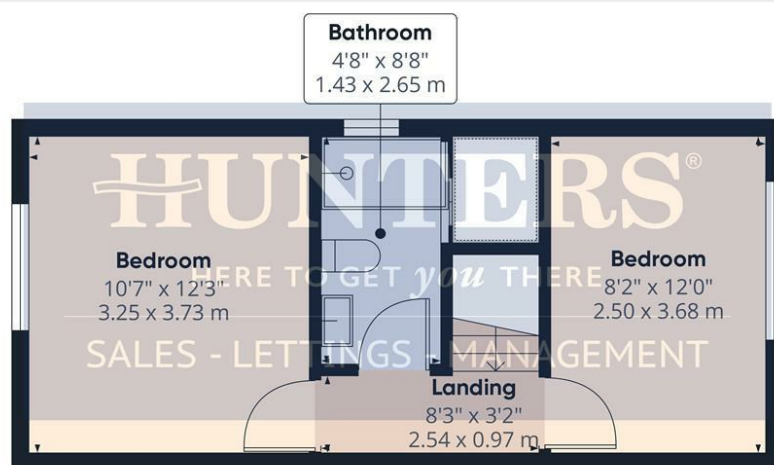


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Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>  
653.7 ft<sup>2</sup>  
60.73 m<sup>2</sup>

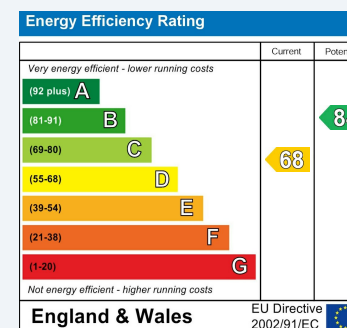
(1) Excluding balconies and terraces

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](mailto: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.