



**Northland Close, Sunderland**

**Offers In The Region Of £99,950**



**Tenure: Freehold**

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# Northland Close, Sunderland

## DESCRIPTION

THREE BEDROOMS \* OPEN ASPECT VIEWS \* GARDENS FRONT & REAR \*  
GARAGE \* NO ONWARD CHAIN \* COUNCIL TAX BAND - B \* FREEHOLD \*

Hunters welcome to the market this end-terrace house in Northlands Close, Sunderland, presenting a splendid opportunity for those in search of a property with great potential. The home features three generously sized bedrooms, making it an ideal choice for families or those looking for extra space.

Upon entering, you are welcomed by a through lounge/diner that flows into the kitchen, which is equipped with fitted units and a convenient back door leading to the garden. The property also includes a garage, providing valuable additional storage or parking for one vehicle.

The gardens at both the front and rear of the house offer delightful outdoor spaces, perfect for relaxation or for those with a passion for gardening. The front of the property boasts open aspect views, adding to its charm and appeal.

While the home does require some modernisation and renovation, it serves as a blank canvas for buyers.

Offered with no onward chain, this end-terrace house is ready for new owners to make their mark.

Whether you are a first-time buyer or an astute investor, this property represents a fantastic opportunity to secure a home in a sought-after location.



Council Tax: B

## 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 <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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.

11b Sea Road, Fulwell, Sunderland, SR6 9BP

Tel: 0191 594 7788 Email:

sunderland@hunters.com <https://www.hunters.com>



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