



Swaledale, South Bents, Sunderland, Tyne & wear, SR6 8AH

Offers In The Region Of £340,000



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PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * THREE BEDROOMS * NO ONWARD CHAIN * GARDEN * DRIVEWAY * GARAGE * CUL DE SAC * COUNCIL TAX BAND - D * FREEHOLD *

Nestled in the tranquil cul-de-sac of Swaledale within the highly regarded South Bents estate, this delightful semi-detached bungalow offers a splendid opportunity for those seeking a spacious and welcoming home. Constructed in the 1930's the property encompasses an impressive 1,483 square feet, providing ample room for comfortable living.

The bungalow features three generously sized double bedrooms, including a convenient ground floor option, making it particularly appealing for families or individuals who prefer single-level living. The two first-floor bedrooms benefit from extensive walk-around loft space, which presents an exciting opportunity for further development, should one wish to enhance the property.

Upon entering, you are welcomed by a spacious hallway that radiates openness and light, setting the tone for the rest of the home.

The bungalow boasts two versatile reception rooms, perfect for entertaining or relaxing, alongside a well-appointed kitchen that seamlessly connects to a sunroom. Additionally, the ground floor is complemented by a bathroom and a separate WC, enhancing the practicality of the layout.

Outside, the property is equally impressive, featuring a large driveway that accommodates up to three vehicles, along with a detached garage for extra storage.

The rear garden, which is both paved and gavelled, offers an ideal space for outdoor activities and gardening enthusiasts alike.

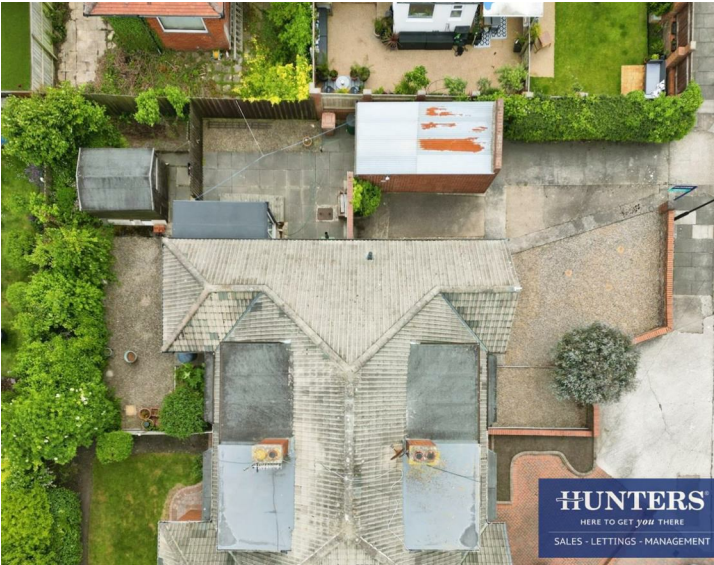
While the bungalow requires some refurbishment and modernisation, it presents an exciting opportunity.

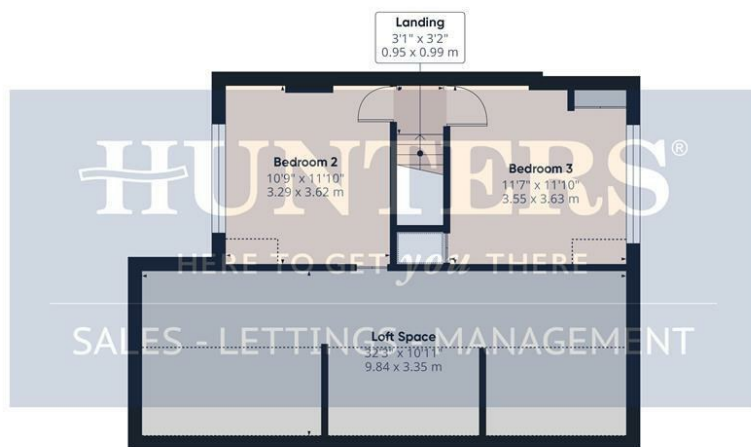
Located close to the stunning local coast line with a host of amenities, excellent transport links and renowned schools.

Viewing comes highly recommended !



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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.

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Approximate total area⁽¹⁾

1483 ft²

137.9 m²

Reduced headroom

182 ft²

16.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

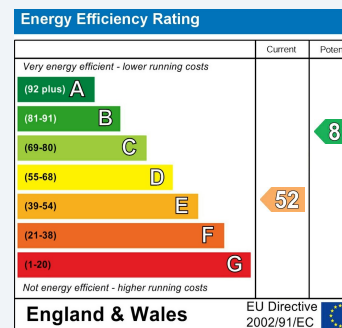
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

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