



Flint Road, Alexandra Park, Sunderland, SR4 6EG

Asking Price £259,950



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DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * FOUR BEDROOM
DETACHED * GARDEN * DRIVEWAY * GARAGE * COUNCIL TAX BAND -
D *

Nestled on Flint Road in Sunderland, this delightful house offers a perfect blend of comfort and modern living. Spanning an impressive 1,168 square feet, the property features two inviting reception rooms, ideal for both relaxation and entertaining. The entrance hall welcomes you into a cosy lounge, where you can unwind after a long day. Double doors lead you into a spacious kitchen and dining area, complete with a handy utility room and a convenient WC, making it perfect for the demands of family life.

Upstairs, you will discover four well-proportioned bedrooms, including a master suite that boasts its own en-suite bathroom, providing a touch of luxury. The family bathroom and loft access from the landing add to the practicality of this home, ensuring that everyday living is both comfortable and efficient.

Externally, the property shines with a garage and a large driveway that accommodates two vehicles, offering ample parking space. The charming rear garden features both paved and grassed areas, creating a lovely outdoor space for relaxation or entertaining guests.

Conveniently located for easy access to the A19 and Sunderland city centre, this home strikes a perfect balance between tranquillity and accessibility. Whether you are a growing family or a couple in search of a spacious retreat, this property caters to a diverse range of buyers. Impeccably maintained and beautifully presented, this home is a rare find that is sure to capture the hearts of those seeking a versatile and inviting family residence.

Do not miss the opportunity to make this house your home; viewing is highly recommended!







Floor 0



Floor 1

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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SALES - LETTINGS - MANAGEMENT

Approximate total area⁽¹⁾

108.3 m²

1168 ft²

Reduced headroom

0.8 m²

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

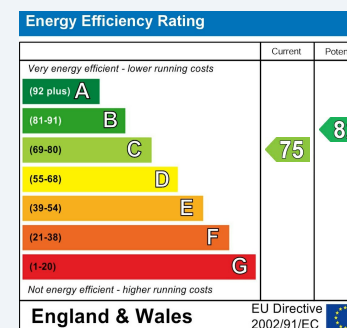
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.