



**Waterbury Close, Witherwack, Sunderland, SR5**

**£85,000**





# Waterbury Close, Witherwack, Sunderland, SR5

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* THREE BEDROOMS \* GARDENS \* NO ONWARD CHAIN \* COUNCIL TAX BAND - A \* EPC RATING - D \*

Situated in Waterbury Close, Sunderland, this three-bedroom semi-detached house offers a wonderful opportunity for a wide range of buyers. The property features a spacious living room that invites relaxation and social gatherings, while the kitchen diner serves as an ideal space for meals and entertaining guests. A conservatory enhances the home, providing a versatile area to enjoy views of the garden.

The three well-proportioned bedrooms are perfect for accommodating family members or visitors, ensuring comfort and privacy. The family bathroom, complemented by a separate WC, adds convenience to daily routines. While the property would benefit from some modernisation, its thoughtful layout presents a solid foundation for personalisation and enhancement, allowing new owners to truly make it their own.

The outdoor space is equally appealing, with gardens that offer ample room for enjoying fresh air and outdoor activities. The location is particularly advantageous, as it is within close proximity to a variety of local amenities, including shops, schools, and parks, catering to all your daily needs. Excellent transport links further enhance the appeal, providing easy access to the A19 and Sunderland City Centre, making commuting and leisure pursuits effortlessly achievable.

With no onward chain, this property is ready for new owners to move in and start creating lasting memories. This delightful home is sure to attract a diverse range of buyers, so do not miss the opportunity to view this lovely property in a sought-after location.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

862 ft<sup>2</sup>

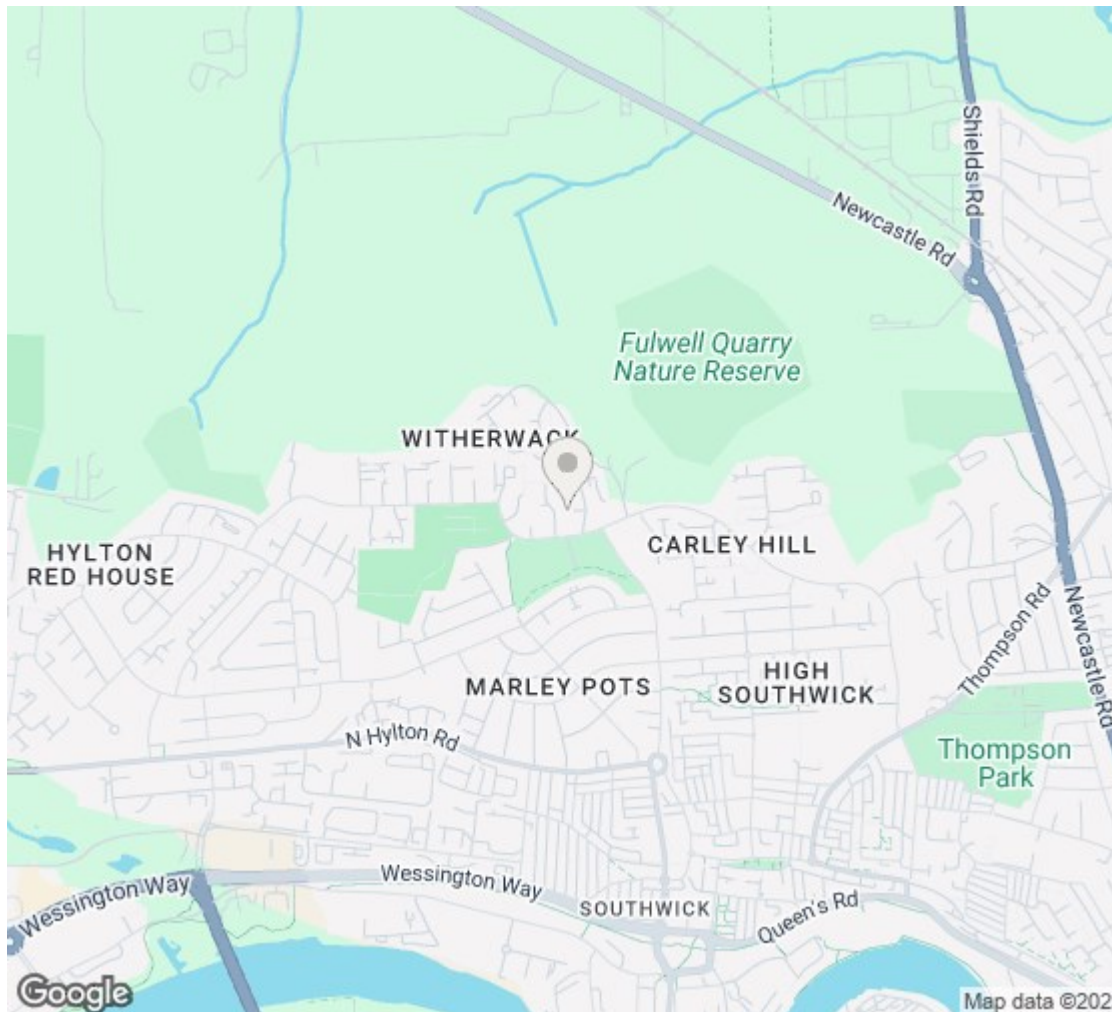
80 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

**Entry**  
 4'9" x 7'10"  
**Kitchen**  
 16'10" x 6'10"  
**Living Room**  
 11'1" x 13'5"  
**Hallway**  
 5'2" x 6'2"  
**Sunroom**  
 8'2" x 9'10"  
**Landing**  
 2'7" x 16'2"  
**Bedroom 1**  
 10'8" x 10'9"  
**Bedroom 2**  
 10'9" x 6'3"  
**Bedroom 3**  
 10'9" x 6'0"  
**Bathroom**  
 5'9" x 7'5"



### Viewings

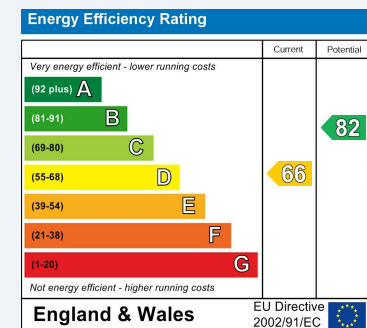
Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.