



**Darwin Street, Southwick, Sunderland, Tyne & Wear, SR5 2EJ**

**Asking Price £119,950**



# Darwin Street, Southwick, Sunderland, Tyne & Wear, SR5 2EJ

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* SPACIOUS MID TERRACE \* MODERNISED \* IDEALLY LOCATED \* COUNCIL TAX BAND - A \* EPC RATING - D \*

Nestled on Darwin Street in Southwick, Sunderland, this delightful terraced house offers a perfect blend of modern living and convenience. With two well-proportioned bedrooms and a stylish bathroom, this property is ideal for small families, couples, or individuals seeking a comfortable home.

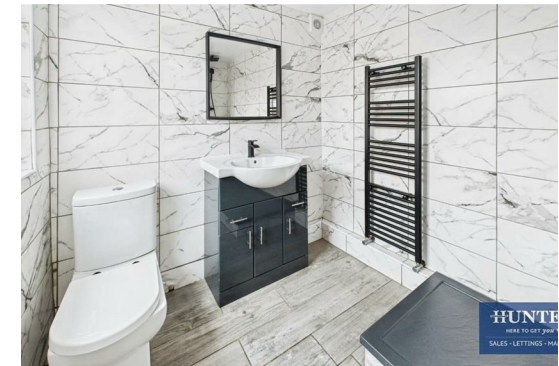
Upon entering, you are greeted by a welcoming entrance hallway that leads to two spacious reception rooms. The front reception room is particularly versatile, offering the option to serve as an additional bedroom or a cosy study. The larger living and dining room, accessible through double doors, provides an inviting space for relaxation and entertaining, making it perfect for both quiet evenings and lively gatherings.

The kitchen is well-presented and functional, catering to all your culinary needs. The layout of the house is larger than average for a terraced property, ensuring that you have ample space to live and thrive.

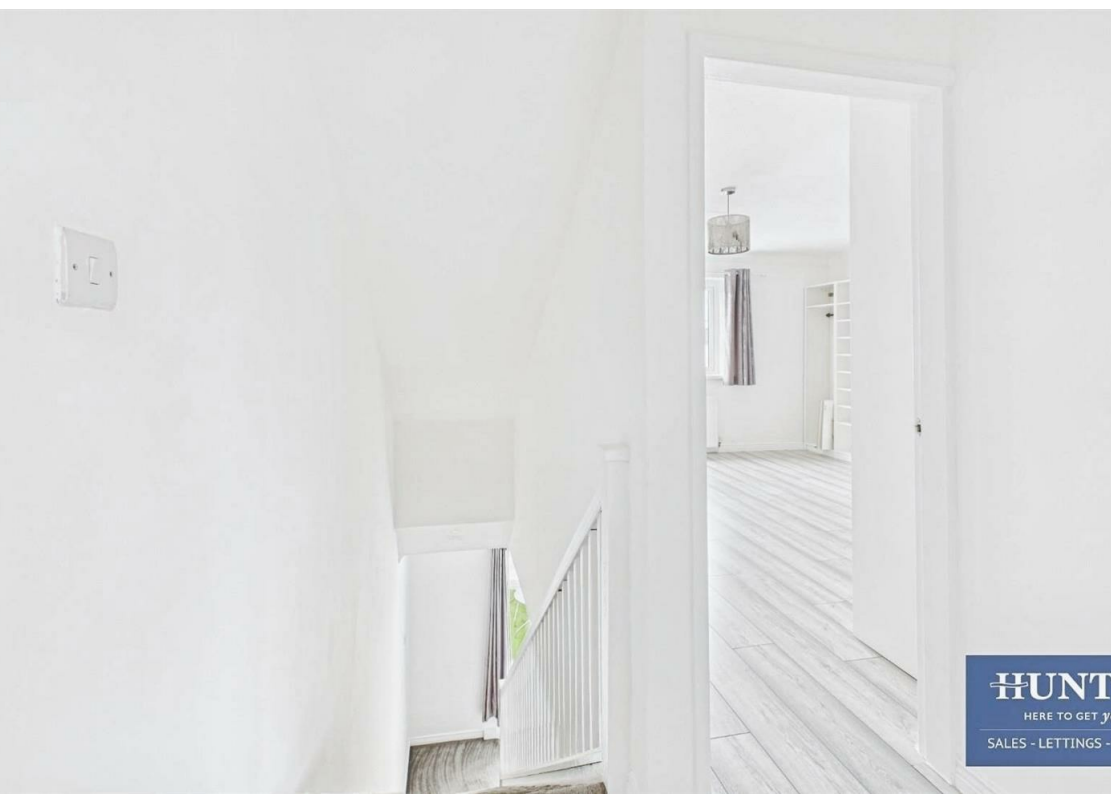
Location is key, and this property excels in that regard. It is conveniently situated close to local amenities, shopping centres, and reputable schools, making it an excellent choice for families. Additionally, the superb road and rail links provide effortless access to Sunderland city centre and the wider North East region, ensuring that you are well-connected to everything you need.

In summary, this terraced house on Darwin Street is a modern and well-presented home that offers flexible living spaces in a prime location.

Whether you are looking to settle down or invest, this property is certainly worth considering.









### Viewings

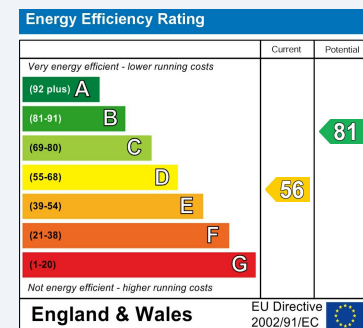
Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.