



Flint Road, Sunderland, SR4

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Flint Road, Sunderland, SR4

Asking Price £275,000

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN * DETACHED * 4 BEDROOM * 2 RECEPTION ROOMS * GARDEN * GARAGE * EV CHARGING * COUNCIL TAX BAND D * EPC RATING C *

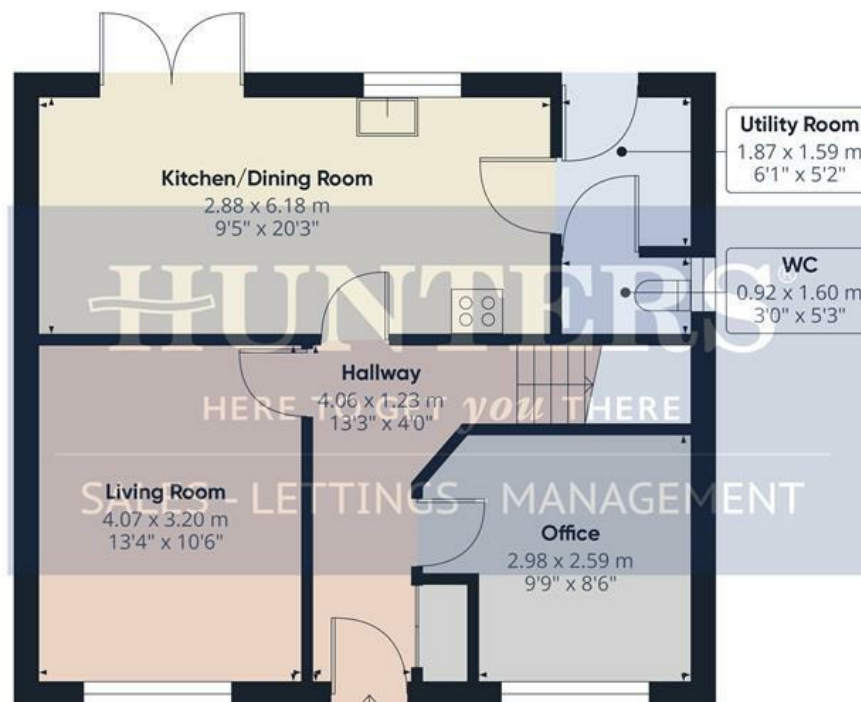
This impressive detached house, offered for sale in good condition, is perfectly suited for families seeking comfort and convenience in a sought-after location. Boasting four well-proportioned bedrooms, the primary double bedroom features its own modern en-suite, while the remaining three bedrooms—one double and two singles—are ideal for family members or guests.

The property benefits from two stylish bathrooms; one offers a bath and both are fitted with heated towel rails, ensuring a touch of luxury. The open-plan kitchen is flooded with natural light and provides ample space for dining, making it an excellent space for family meals and entertaining. A dedicated office space within the first of two reception rooms is perfect for those who work from home, while the second reception room impresses with large windows and a striking wood panel feature wall, inviting a warm and welcoming atmosphere throughout.

Unique features enhance the property's appeal, including private parking, a single garage, and EV charging for added convenience. The well-maintained garden, complete with a charming wooden gazebo, offers an inviting outdoor retreat for relaxation. Additional details such as elegant wood doors further elevate the home's classic charm.

With excellent public transport links, proximity to renowned schools, and a wealth of local amenities, this superb family home combines practical living with a touch of luxury in a highly desirable setting.

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Floor 0 Building 1



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Approximate total area⁽¹⁾

103.9 m²

1118 ft²

(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

Hallway
13'2" x 4'0"

Office
9'9" x 8'5"

Living Room
13'4" x 10'5"

Kitchen/Dining Room
9'5" x 20'3"

Utility Room
6'1" x 5'2"

WC
3'0" x 5'2"

Landing
8'2" x 6'4"

Bedroom 1
11'4" x 11'5"

En-Suite
3'5" x 5'10"

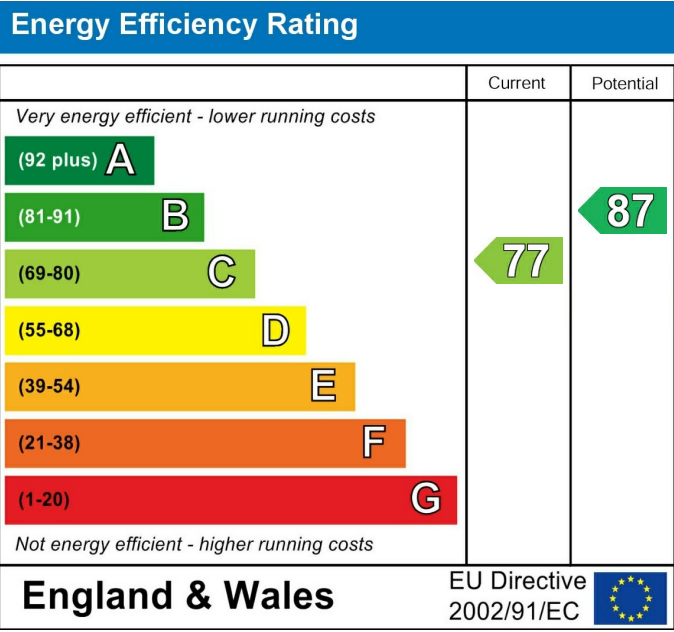
Bedroom 2
11'6" x 8'5"

Bedroom 3
9'9" x 8'11"

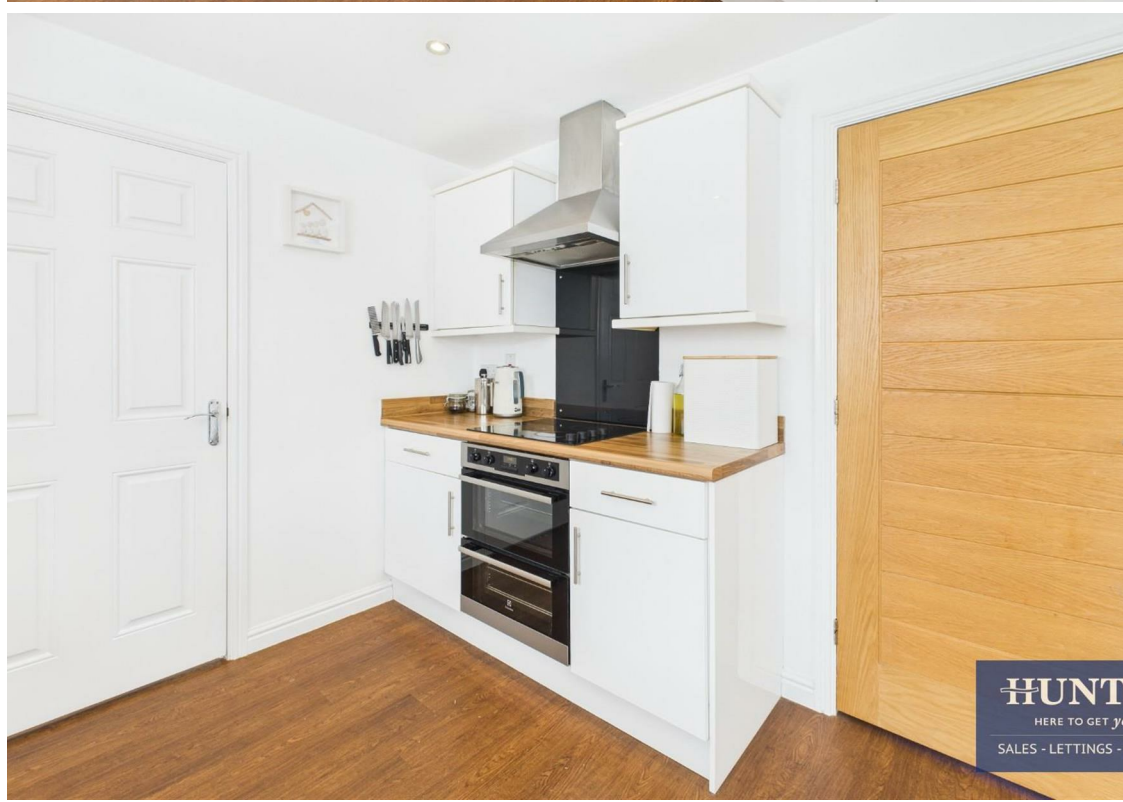
Bedroom 4
8'0" x 7'4"

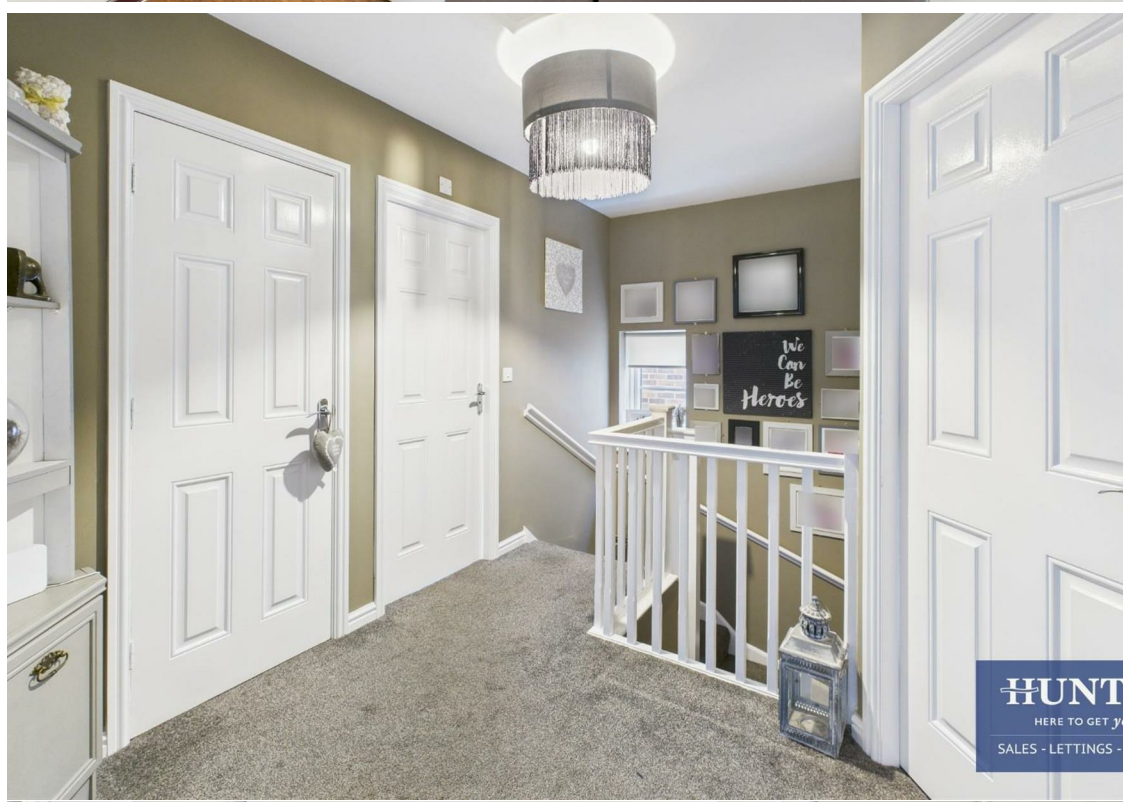
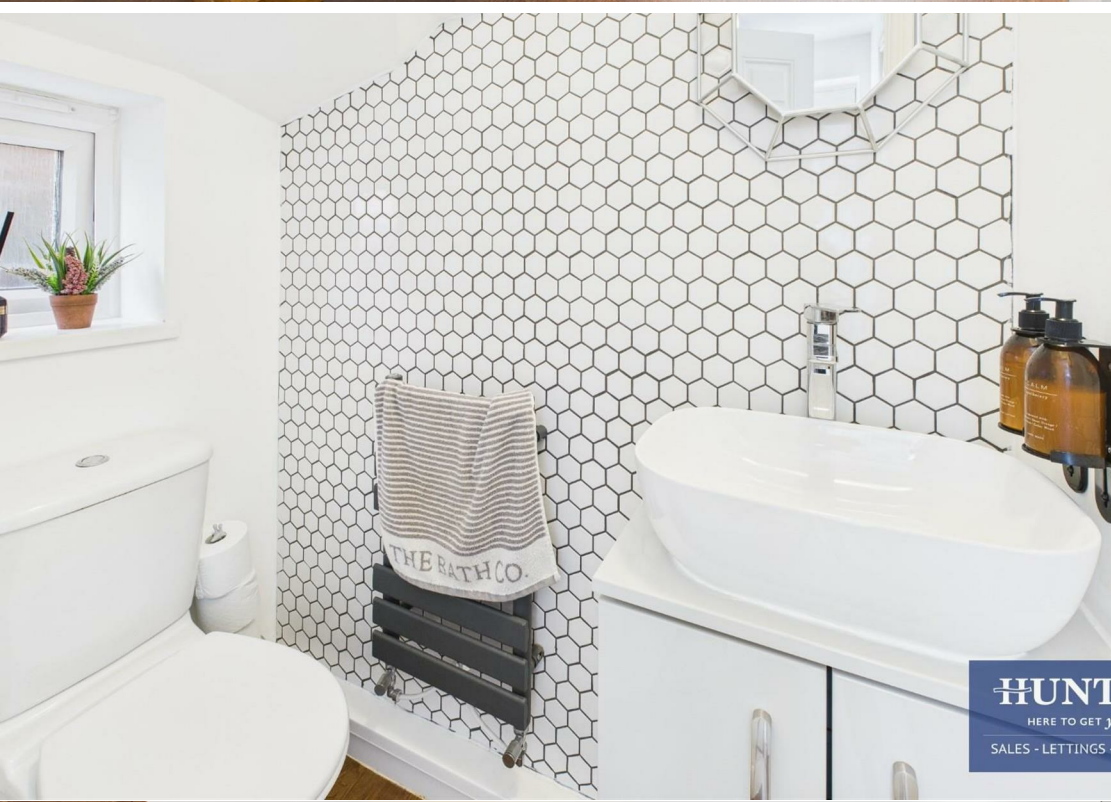
Bathroom
6'5" x 7'10"

Garage
17'10" x 9'0"



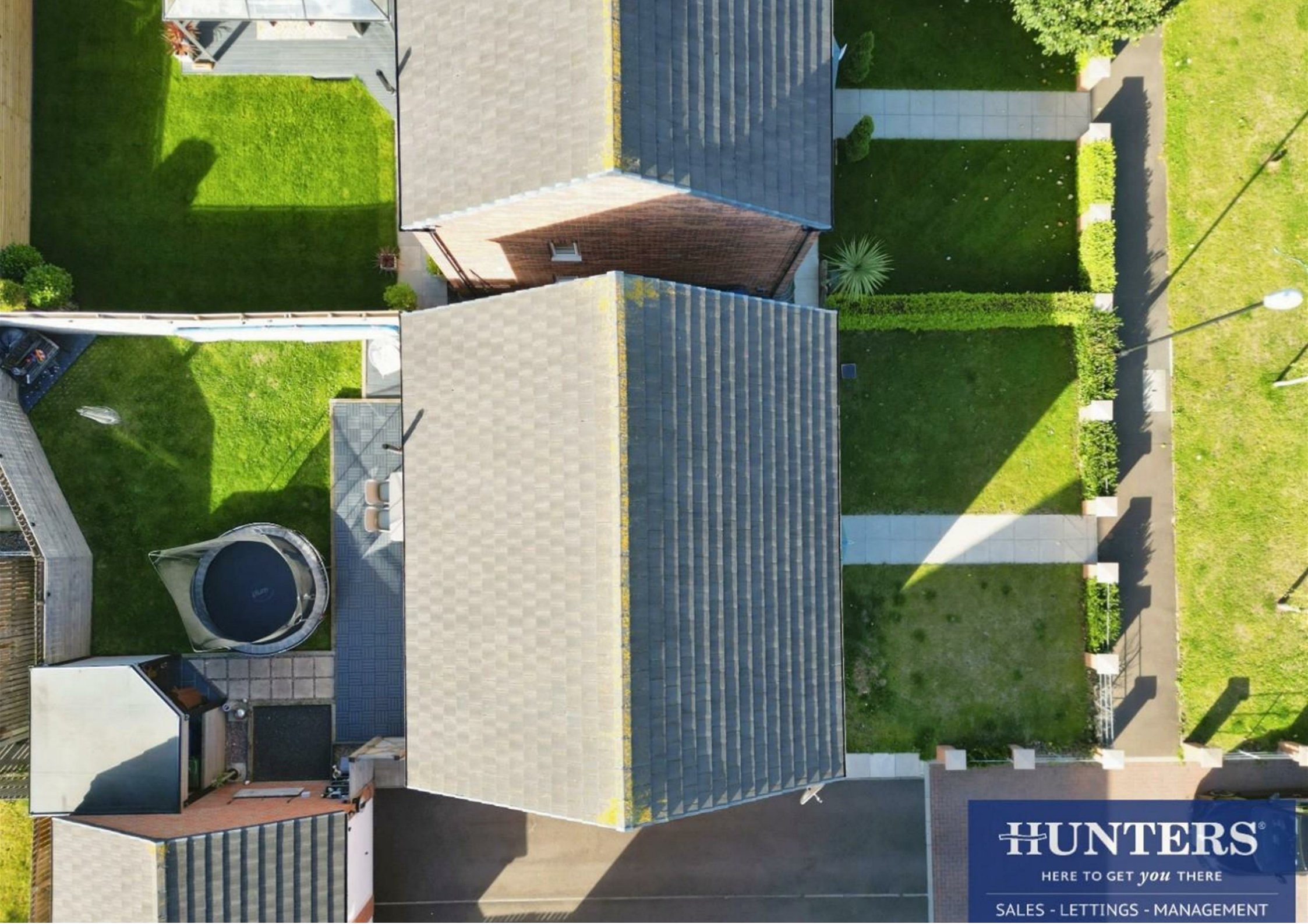
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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. 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.











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