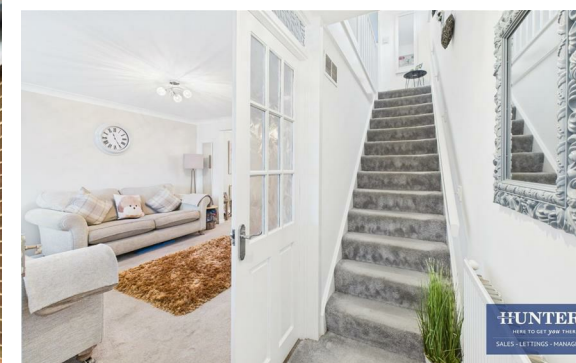




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Stockley Avenue, Sunderland, SR5

Offers In The Region Of £169,950

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***PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS* 3 BEDROOM * SEMI DETACHED * FREEHOLD * DRIVEWAY * COUNCIL TAX BAND - B * EPC RATING - C ***

This three-bedroom semi-detached house is for sale on Stockley Avenue, Sunderland, offering good condition accommodation ideally suited to first time buyers or families. The property benefits from both parking and a single garage, along with a private garden, providing valuable outdoor and storage space.

Inside, the home comprises two reception rooms. The main reception comes with large windows, providing plenty of natural light, and under-stairs storage, which is practical for everyday living. The second reception room serves as a spacious dining area, suitable for family meals or entertaining. The kitchen is also generously sized, featuring a breakfast area, ample natural light, and direct access to the garden, creating a seamless indoor-outdoor flow. The bathroom has fully tiled walls, designed for ease of maintenance.

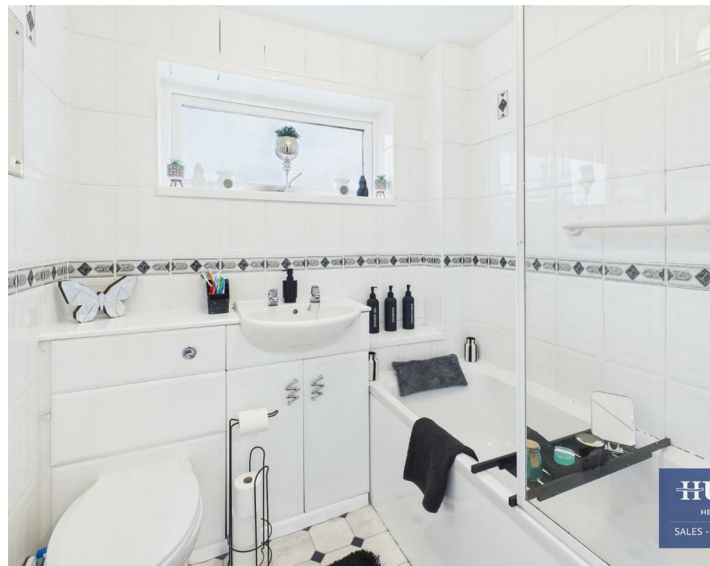
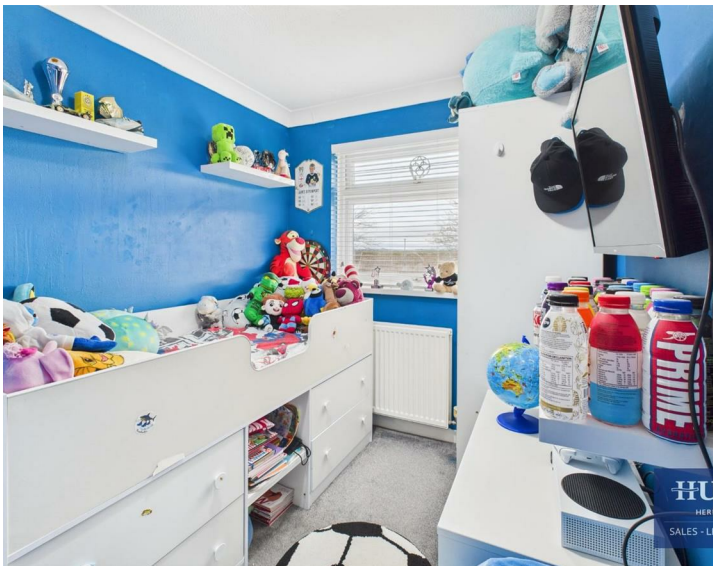
The three bedrooms include a master bedroom with built-in wardrobes, a double bedroom also fitted with a single built-in wardrobe, and a single bedroom, allowing flexibility for a variety of living arrangements.

Families will benefit from proximity to local schools, as well as nearby parks, providing green spaces for recreation.

Ideal for first time buyers and families, this property offers practical living in a location with good access to transport, local schools, and parks.



Stockley Avenue, Sunderland, SR5



Entry
5'7" x 2'9"

Dining Room
15'7" x 10'4"

Bedroom 1
8'6" x 13'6"

Bathroom
6'1" x 8'11"

Hallway
3'1" x 6'8"

Kitchen
13'5" x 9'1"

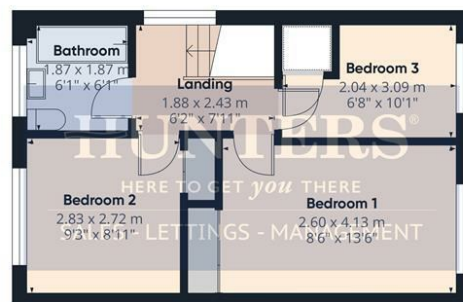
Bedroom 2
9'3" x 8'11"

Garage
7'5" x 22'9"

Living Room
12'2" x 13'7"

Landing
6'2" x 7'11"

Bedroom 3
6'8" x 10'1"



Approximate total area⁽¹⁾
99.5 m²
1071 ft²

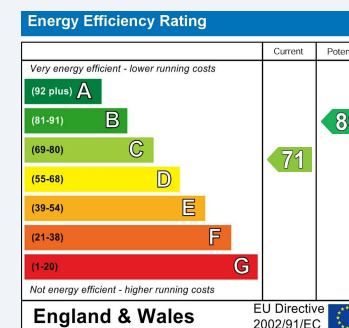
(1) Excluding balconies and terraces

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

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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.

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Please contact sunderland@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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