



**Staveley Road, Sunderland, SR6**

**Asking Price £175,000**





# Staveley Road, Sunderland, SR6

## DESCRIPTION

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS \* 3 BEDROOM \* SEMI-DETACHED \* NO ONWARD CHAIN \* LEASEHOLD \*

Nestled on the desirable Staveley Road in Sunderland, this spacious semi-detached house offers a remarkable opportunity for first-time buyers, small families, or investors seeking a project. With no upper chain, this property is ready for you to make it your own.

The home features a generous lounge /diner adorned with a bay window, which fills the space with natural light, opening into the kitchen. The property boasts three well-proportioned bedrooms, including two comfortable double rooms, ensuring ample space for relaxation and rest. The immaculate bathroom adds to the convenience of daily living.

Externally, the property is complemented by front and rear gardens, along with a set back detached garage, and front driveway offering potential for off-street parking. The sunny and enclosed outdoor space on offer is ideal for entertaining outside and offers scope for further development subject to relevant planning permissions.

Situated in a sought-after housing estate, this home is ideally located for easy access to Seaburn Beach and a variety of local amenities. Residents will appreciate the proximity to schools and nurseries, a selection of restaurants and eateries, shops, nature walks, play areas, and green spaces.

Furthermore, the property is well-served by major road links and transportation services, including frequent bus routes and the nearby Seaburn Metro station.

While the property does require significant work and modernisation, it presents a fantastic canvas for those looking to create a home tailored to their tastes.

This is a rare opportunity to secure a property in a prime location with immense potential.

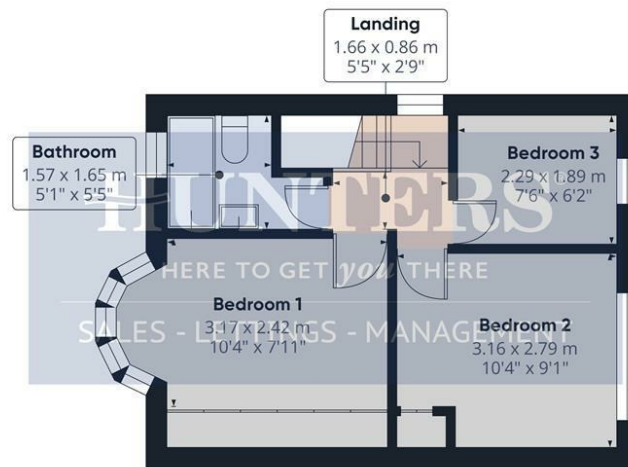








Floor 0



Floor 1

**HUNTERS**  
HERE TO GET *you* THERE  
SALES - LETTINGS - MANAGEMENT

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

57.9 m<sup>2</sup>  
623 ft<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.

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### Viewings

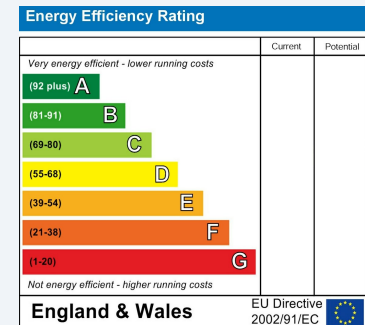
Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.