



Bainbridge Avenue, Tunstall, Sunderland, Tyne & Wear, SR3 1XT

Offers In The Region Of £315,000



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PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * EXCEPTIONAL DUTCH BUNGALOW * THREE BEDROOMS * GARDENS * IDEAL LOCATION * COUNCIL TAX BAND - D * EPC RATING - D *

Nestled on Bainbridge Avenue in Sunderland, this exceptional Dutch bungalow exudes character, warmth, and light, making it an inviting home ready for you to move in. As you enter, you are greeted by a spacious hallway that features a convenient storage cupboard. The enchanting kitchen boasts a newly fitted range of units and an island, perfect for culinary enthusiasts. The through lounge and dining area is a highlight, featuring a charming log burner fireplace and double aspect windows that fill the space with natural light. Patio doors lead you to the beautifully landscaped garden, creating a seamless connection between indoor and outdoor living.



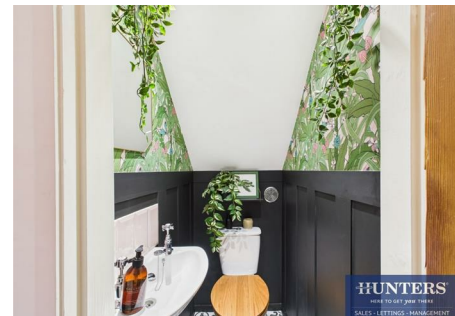
This delightful property offers three well-proportioned bedrooms, including a ground floor bedroom with a convenient separate WC. The first floor features a large double bedroom with an en-suite shower room, alongside a family bathroom and a third bedroom, providing ample space for family or guests.

Set in an enviable plot within a sought-after area, this home is ideally located close to local amenities, shopping centres, and highly regarded educational facilities. Just a short distance from Sunderland city centre, it offers excellent access to various travel routes, making it a prime choice for a wide range of buyers seeking a balance of tranquillity and connectivity.



The outdoor space is equally impressive, featuring beautiful gardens with patio and lawned areas, a shed equipped with outdoor cooking area, a log store, and electric supply. The gated driveway adds an extra layer of convenience and security.

This bungalow is a true gem, offering a perfect blend of comfort and charm in a desirable location.



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HALLWAY
12'11" x 8'4"

WC
4'2" x 2'8"

BEDROOM 1
11'2" x 12'11"

LIVING / DINING ROOM
11'10" x 28'7"

BEDROOM 2
10'10" x 16'11"

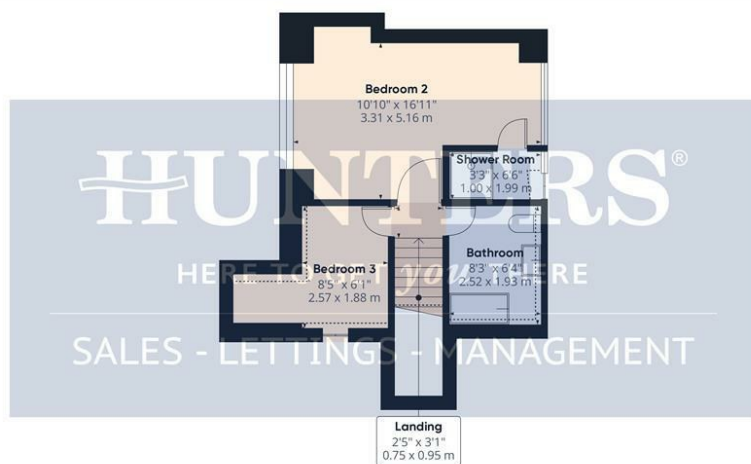
SHOWER ROOM
3'3" x 6'6"

BEDROOM 3
8'5" x 6'2"

BATHROOM
8'3" x 6'3"



Ground Floor



Floor 1

Viewings

Please contact 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.

HUNTERS
HERE TO GET *you* THERE

Approximate total area⁽¹⁾

1094.99 ft²
101.73 m²

Reduced headroom

21.63 ft²
2.01 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

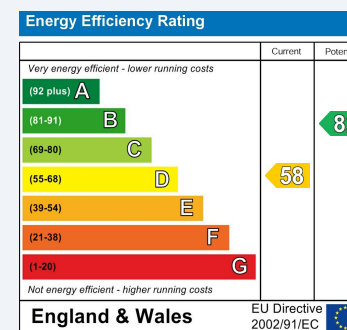
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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.