HUNTERS®
HERE TO GET *you* THERE

Huntingdon Gardens, Humbledon Hill, Sunderland, SR3

Huntingdon Gardens, Humbledon Hill, Sunderland, SR3

£259,950

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * THREE BEDROOMS SEMI * GARDEN * DRIVEWAY *
COUNCIL TAX BAND - C * EPC RATING - D *

Nestled in the desirable Huntingdon Gardens area of Sunderland, this charming semi-detached house presents an excellent opportunity for a wide range of buyers. Spanning an impressive 1,022 square feet, the property boasts three well-proportioned bedrooms and a modern bathroom, making it ideal for comfortable living.

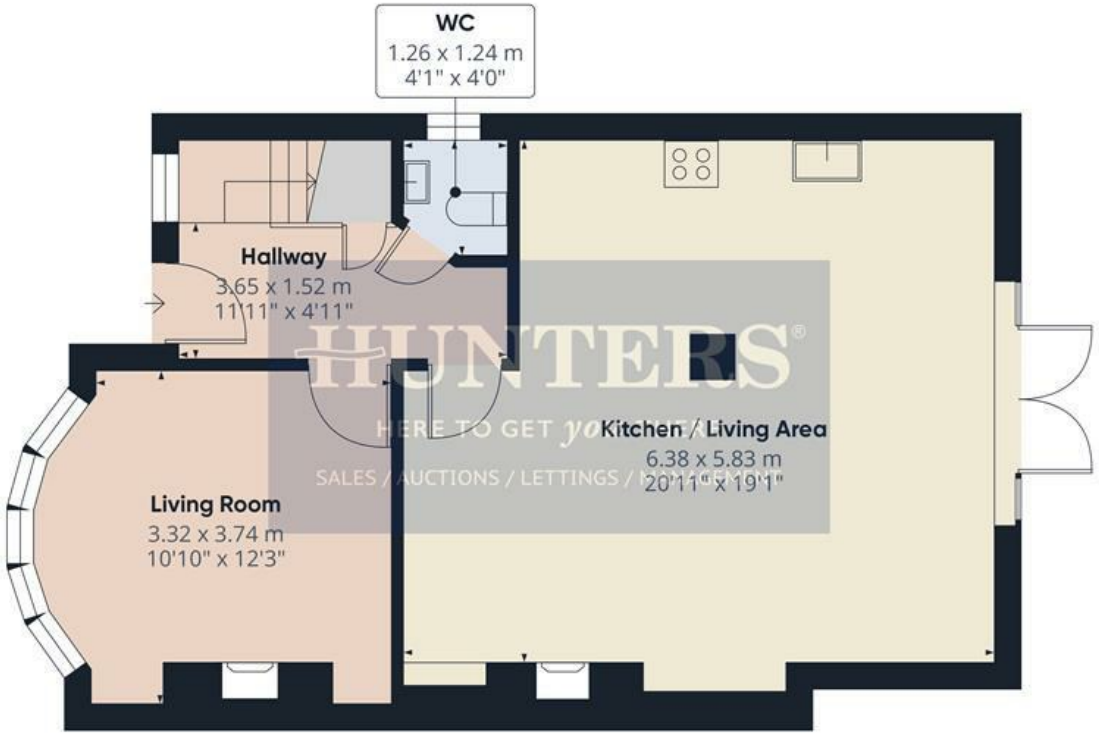
As you enter, you are greeted by a welcoming hallway that showcases original features, adding character and charm to the home. The spacious living room is a delightful space, complete with a feature fireplace that creates a warm and inviting atmosphere, perfect for relaxing evenings.

The heart of the home is undoubtedly the superb open-plan kitchen, which is equipped with built-in appliances and flows seamlessly into the dining and family area. This versatile space is perfect for entertaining and family gatherings, and it opens onto a good-sized garden that enjoys a sunny aspect, providing an ideal outdoor retreat for children and adults alike.

Additionally, the property offers off-street parking for one vehicle, ensuring convenience for residents. The sought-after location further enhances the appeal of this lovely home, making it certain to impress those who visit.

In summary, this semi-detached house in Huntingdon Gardens is a wonderful family home that combines modern living with original charm, all within a vibrant community. Do not miss the chance to make this delightful property your own.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788
sunderland@hunters.com | www.hunters.com



Floor 0

Floor 1

HUNTERS
HERE TO GET *you* THERE
SALES / AUCTIONS / LETTINGS / MANAGEMENT

Approximate total area(1)

96.7 m²

1041 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360

Hallway
4'10" x 1190'11"

WC
4'0" x 4'0"

Living Room
11'10" x 13'1"

Kitchen / Dining / Living Area
18'10" x 20'11"

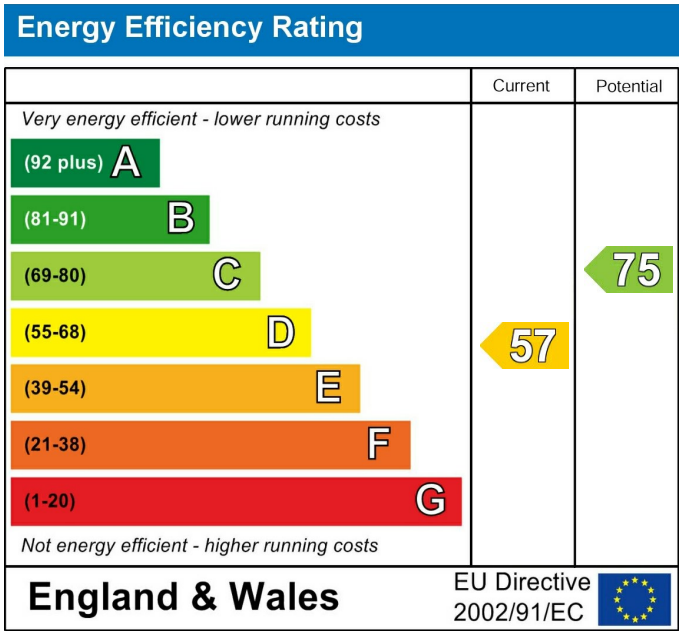
Landing
7'9" x 6'11"

Bathroom
7'8" x 5'4"

Bedroom 1
9'8" x 12'7"

Bedroom 2
11'10" x 10'6"

Bedroom 3
7'9" x 7'1"



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.

HUNTERS
HERE TO GET you THERE
SALES - LETTINGS - MANAGEMENT

HUNTERS
HERE TO GET you THERE
SALES - LETTINGS - MANAGEMENT

HUNTERS
HERE TO GET you THERE
SALES - LETTINGS - MANAGEMENT

HUNTERS
HERE TO GET you THERE
SALES - LETTINGS - MANAGEMENT

HUNTERS
HERE TO GET you THERE
SALES - LETTINGS - MANAGEMENT

HUNTERS
HERE TO GET you THERE
SALES - LETTINGS - MANAGEMENT

HUNTERS
HERE TO GET you THERE
SALES - LETTINGS - MANAGEMENT

HUNTERS
HERE TO GET you THERE
SALES - LETTINGS - MANAGEMENT

HUNTERS
HERE TO GET you THERE
SALES - LETTINGS - MANAGEMENT

HUNTERS
HERE TO GET you THERE
SALES - LETTINGS - MANAGEMENT

FINAL
LEEDS UNITED
SUNDERLAND
HUNTERS
HERE TO GET you THERE
SALES - LETTINGS - MANAGEMENT

HUNTERS
HERE TO GET you THERE
SALES - LETTINGS - MANAGEMENT

HUNTERS
HERE TO GET you THERE
SALES - LETTINGS - MANAGEMENT

HUNTERS
HERE TO GET you THERE
SALES - LETTINGS - MANAGEMENT

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

HUNTERS
HERE TO GET you THERE
SALES - LETTINGS - MANAGEMENT

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