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26 Crofters Way, South Bents, Sunderland, Tyne & Wear, SR6 8BN

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SALES - LETTINGS - MANAGEMENT

26 Crofters Way, South Bents, Sunderland, Tyne & Wear, SR6 8BN

Offers In The Region Of £499,950

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS \* 4 BEDROOM \* 3 BATHROOM \* DETATCHED \* SOUTH BENTS \* LARGE GARDEN  
\* COUNCIL TAX BAND E \* EPC RATING B \*

This stunning four-bedroom detached house is for sale in the sought-after South Bents area of Sunderland, close to the sea front and a range of local amenities, making it a welcoming option for families.

Inside, a modern open-plan kitchen forms the heart of the home, enjoying plenty of natural light. It offers generous dining and breakfast areas, a stylish vertical radiator, built-in wine cooler and bi-fold doors opening directly onto the garden, creating an easy flow for everyday living and entertaining. The kitchen also leads to a useful utility room.

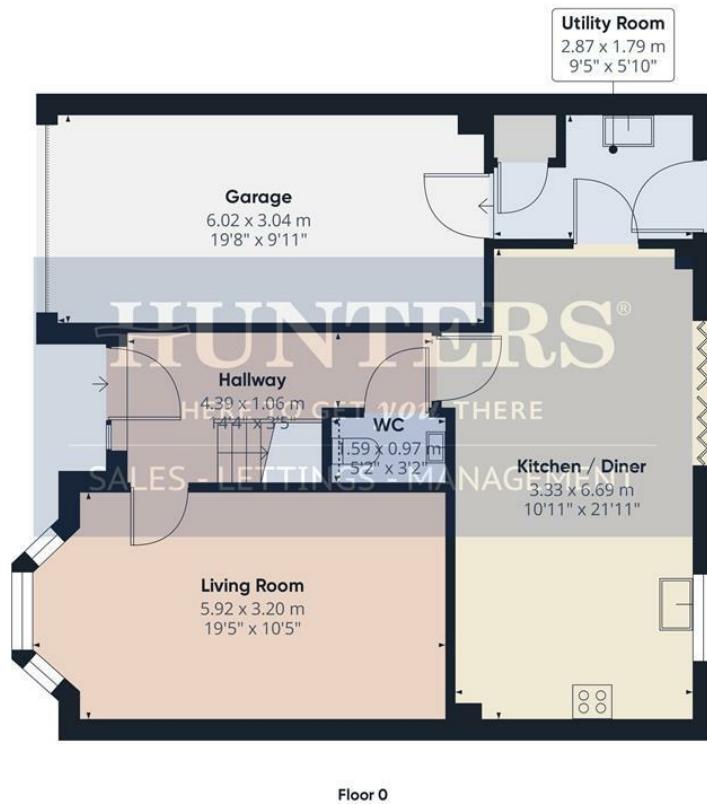
The master bedroom features an en-suite shower room, fully tiled with heated towel rail, and a walk-in wardrobe, along with an attractive wood panel wall. A second double bedroom also benefits from its own en-suite shower room. Two further double bedrooms provide flexible accommodation for family members or guests. The main bathroom is fully tiled and includes a heated towel rail and an area for storage.

Outside

South  
offering

0y,

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

138.7 m<sup>2</sup>

1494 ft<sup>2</sup>

Reduced headroom:

0.1 m<sup>2</sup>

1 ft<sup>2</sup>

(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



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	93	
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

**Hallway**  
14'4" x 3'5"

**Living Room**  
19'5" x 10'5"

**WC**  
5'2" x 3'2"

**Kitchen/Diner**  
10'11" x 21'11"

**Utility Room**  
9'4" x 5'10"

**Landing**  
3'7" x 10'4"

**Bedroom 1**  
10'1" x 11'0"

**Wardrobe**  
4'4" x 6'0"

**Bathroom**  
6'3" x 6'11"

**Bedroom 2**  
10'11" x 10'6"

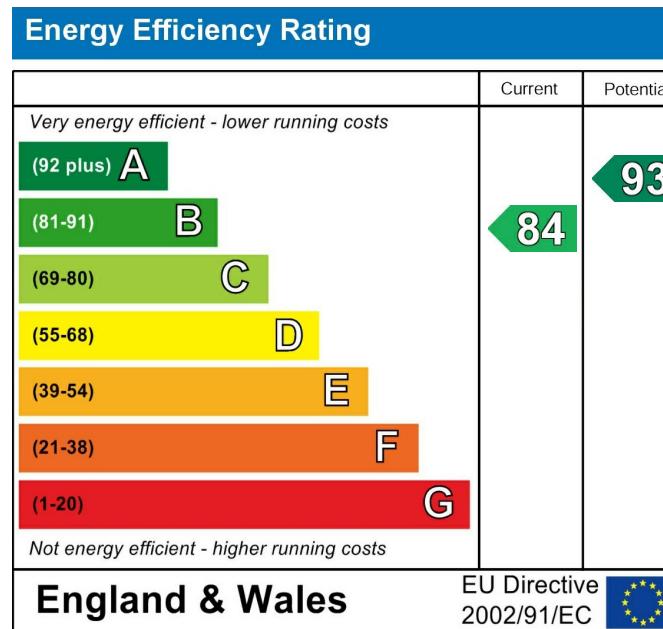
**Bathroom**  
5'11" x 7'0"

**Bedroom 3**  
11'4" x 10'7"

**Bedroom 4**  
9'7" x 10'2"

**Bathroom**  
8'5" x 6'9"

**Garage**  
19'9" x 9'11"



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.







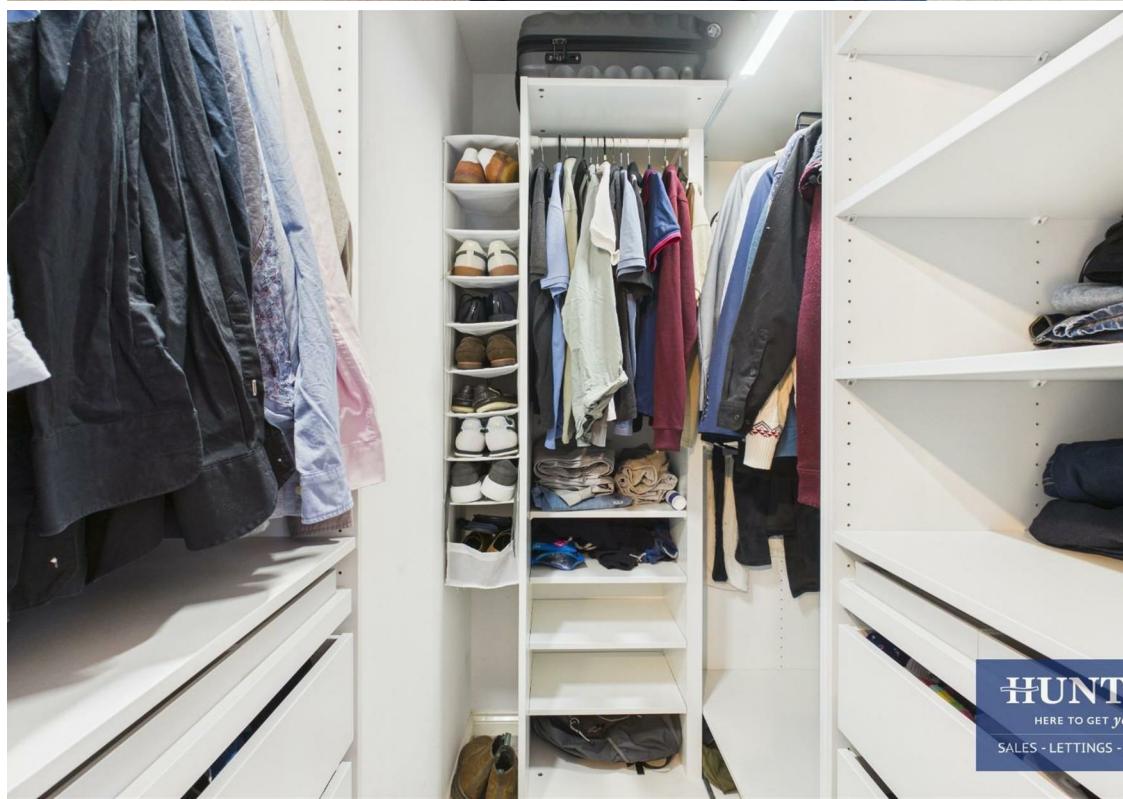
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