







Raleigh Square, Sunderland

Tenure: Freehold

Offers In The Region Of £125,000

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Raleigh Square, Sunderland

DESCRIPTION

* 3 BEDROOM * SEMI DETACHED * FREEHOLD * NO ONWARD CHAIN * GARDEN * DRIVEWAY * INVESTMENT OPPURTUNITY * COUNCIL TAX BAND A * EPC RATING C *

This three-bedroom semi-detached house is for sale in a popular residential area of Sunderland, well positioned for local schools, amenities and nearby green spaces. The property would benefit from modernisation, offering an excellent opportunity for first-time buyers, families or investors to create a home tailored to their own taste and requirements, with clear potential to be transformed into a lovely family home. The property is also offered with no onward chain, making for a smoother and potentially quicker purchase process.

The ground floor features two reception rooms, comprising a living room with a fireplace and a separate dining room, ideal for family living or entertaining. The kitchen enjoys garden views and provides access to the rear garden via a passageway, which also leads to useful garden storage. A downstairs WC and additional storage complete the ground floor accommodation.

To the first floor are two double bedrooms and a single bedroom, all benefiting from built-in storage. The bathroom includes a bath with electric shower, with a separate WC located on the landing.

Externally, the property benefits from a large rear garden with both lawn and paved areas, offering excellent outdoor space for families and entertaining. To the front, there is a block-paved driveway providing off-street parking for two cars.

The location provides convenient access to local green spaces and well-regarded schools, making it suitable for family life.











Viewing

Please contact our Hunters Sunderland Office on 0191 594 7788 if you wish to arrange a viewing appointment for this property or require further information.

11b Sea Road, Fulwell, Sunderland, SR6 9BP
Tel: 0191 594 7788 Email:
sunderland@hunters.com https://www.hunters.com

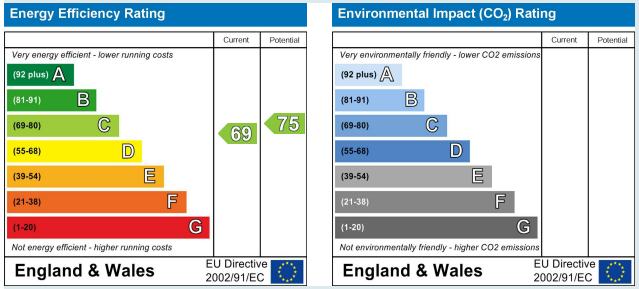
The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

Council Tax: A

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

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