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Northland Close, North Farm Estate, Sunderland, SR4

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Offers In The Region Of £175,000

* 3 BEDROOM * FREEHOLD * NO ONWARD CHAIN * END TERRACE * FRONT AND REAR GARDENS * DRIVEWAY * GARAGE * SOLAR PANELS AND HEAT PUMP * EPC B * HIGH SPEC *

For sale: a beautifully presented three-bedroom end-terrace house in Grindon, Sunderland, finished to a high specification throughout and offered with no onward chain.

The ground floor features high-quality laminate flooring throughout. The living room centres around a contemporary media wall with a full-length inset electric fire and feature slatted panelling, complemented by large windows and useful under-stairs storage. To the rear, the open-plan kitchen/dining room combines style and practicality, fitted with dual Haier touchscreen ovens, an integrated AEG dishwasher, induction hob and washing machine, alongside ample storage. Double patio doors open directly onto the generous rear garden.

Upstairs, the landing features attractive wood panelling and oak doors. The main bedroom benefits from decorative wood panelling and fitted wardrobes, while bedrooms two and three both offer built-in storage. The stylish bathroom features a sage-coloured suite, brushed gold fittings and a bath with an overhead rainfall shower.

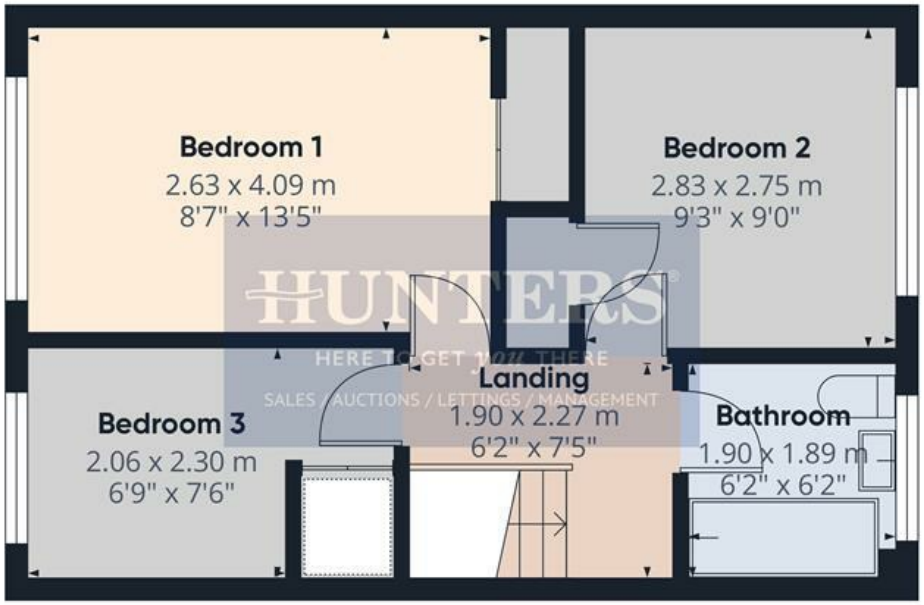
Externally, the property boasts a large front garden and a generous rear garden with a combination of lawned and hard-landscaped areas, together with a garage and driveway. Solar panels and an air source heat pump further enhance the property's energy efficiency, reflected in its impressive EPC rating of B.

Northland Close is conveniently located for local shops, schools and green spaces, with Herrington Country Park a short drive away. Regular bus services provide access to Sunderland city centre, where Metro connections offer routes towards Newcastle and the coast. The A19 is also within easy reach, providing convenient road links north and south.

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Floor 0



Floor 1



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Approximate total area(1)

67.2 m²

724 ft²

(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.

GIRAFFE360

Hallway
2'11" x 6'8"

Living Room
12'4" x 13'3"

Kitchen/Dining Room
15'7" x 10'4"

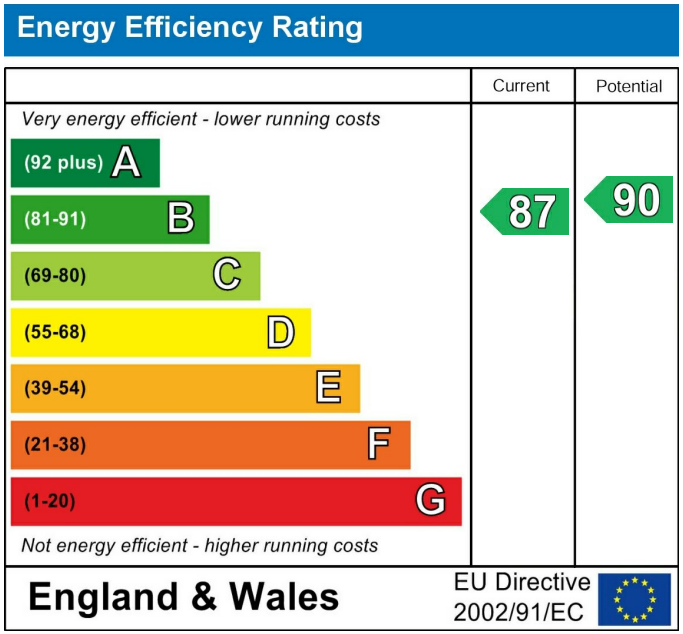
Landing
6'2" x 7'5"

Bedroom 1
8'7" x 13'5"

Bedroom 2
9'3" x 9'0"

Bedroom 3
6'9" x 7'6"

Bathroom
6'2" x 6'2"



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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