



Trevarren Drive, Ryhope, Sunderland, SR2

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Trevarren Drive, Ryhope, Sunderland, SR2

Offers In The Region Of £95,000

* 2 BEDROOM * SEMI DETACHED FIRST FLOOR FLAT * TENANT IN SITU * NO ONWARD CHAIN * GARAGE * LEASEHOLD *

New to the market – a two-bedroom first-floor semi-detached flat on Trevarren Drive, Sunderland, offered with no onward chain and a tenant in situ, making it an appealing opportunity for buy-to-let investors.

The property is approached via a generous front lawned garden, providing a pleasant outlook. Inside, the spacious living room benefits from large windows providing good natural light, together with useful built-in storage.

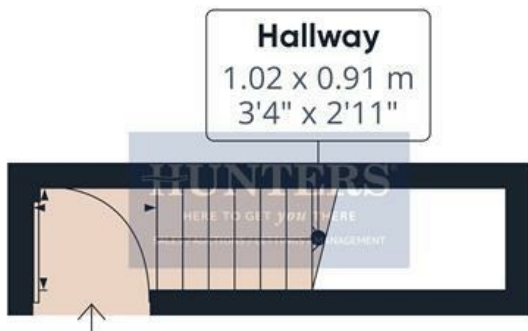
The modern kitchen is well laid out and fitted with modern units and an electric hob, providing a practical space for everyday cooking.

There are two bedrooms, including a comfortable master bedroom with fitted wardrobes and a second bedroom with built-in storage, which could be used as a guest room, child's bedroom or home office. The fully tiled bathroom is fitted with a contemporary suite and shower cubicle.

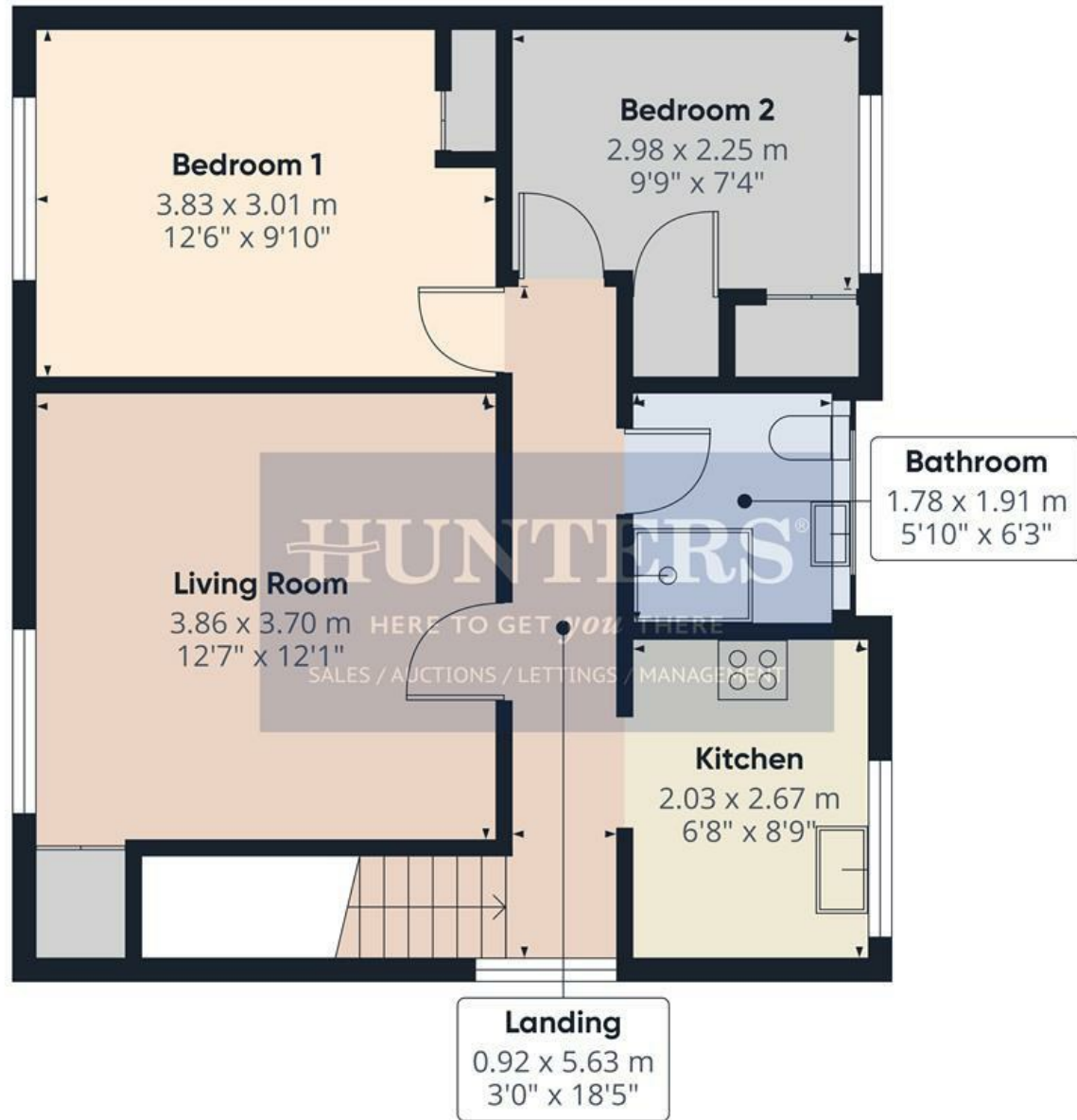
Externally, the property further benefits from a detached garage, providing useful additional storage or parking.

Trevarren Drive is well placed for access to local schools and amenities, with Sunderland's coastline at Seaburn and Roker also within a short drive. Sunderland city centre provides a wider range of shops, restaurants and leisure facilities.

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



Floor 0



Floor 1

Approximate total area⁽¹⁾
53 m²
570 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
3'4" x 2'11"

Landing
3'0" x 18'5"

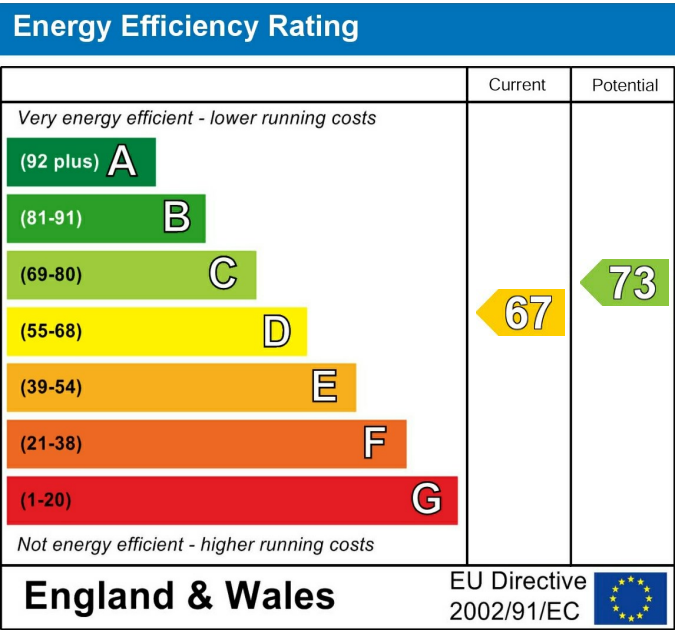
Living Room
12'7" x 12'1"

Kitchen
6'7" x 8'9"

Bedroom 1
12'6" x 9'10"

Bedroom 2
9'9" x 7'4"

Bathroom
5'10" x 6'3"



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.

