



Marbury Close, Moorside, SR3

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## Marbury Close, Moorside, SR3

Asking Price £70,000

Located in the charming area of Marbury Close, Sunderland, this delightful first floor flat presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, perfect for a small family or professionals looking for extra space.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, ideal for both relaxation and entertaining guests. The layout is practical, ensuring that every corner of the home is utilised effectively.

The flat features a modern bathroom, designed with functionality in mind, providing a serene space for your daily routines. The overall design of the property is both practical and appealing, making it a wonderful choice for anyone looking to settle in this lovely neighbourhood.

The property also comes with a detached single garage. The front garden belongs to this property.

Marbury Close is conveniently located, offering easy access to local amenities, schools, and transport links, making it an ideal spot for those who value both comfort and convenience. Don't miss the chance to make this charming residence your new home.



Floor 0



Floor 1

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

52.2 m<sup>2</sup>  
 562 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



### Hallway

3'1" x 3'11"

This welcoming hallway offers a bright and airy entrance, featuring white walls and frosted glass panelled doors that lead into the main living areas. The neutral carpet and simple décor create a clean and inviting feel as you step inside.

### Living Room

11'3" x 14'8"

A bright and comfortable living room that benefits from natural light through a large window. The space is well set for relaxation and socialising. Neutral carpeting and white walls keep the room feeling fresh and spacious, while subtle shelving and tasteful decorations add character throughout. The living area connects through an open doorway to the kitchen.

### Kitchen

8'9" x 6'9"

The kitchen features modern white cabinetry and integrated appliances, including a built-in oven and a sleek electric hob with an extractor hood above. Ample work surfaces sit beneath a large window which fills the room with natural light and offers views of the surrounding area. The clean, bright décor with practical storage solutions makes this a well-equipped and inviting space for cooking.

### Bedroom 1

10'10" x 11'11"

Bedroom 1 is a spacious double room featuring a large window that allows plenty of natural light to flood in. The room has a neutral décor with soft carpeting, creating a calm and restful atmosphere. There is ample space to accommodate bedroom furniture and personal touches.

### Bedroom 2

8'9" x 9'6"

This second bedroom offers a comfortable space with a

window overlooking the outside, providing natural light and ventilation. The room is neutrally decorated with carpet flooring, making it versatile for use as a guest room, child's room, or study.

### Bathroom


5'6" x 6'9"

The bathroom is tastefully appointed with modern white tiling and dark floor tiles for contrast. It is fitted with a corner shower enclosure, a white vanity wash basin, and a toilet. A wide window high on the wall lets in natural light while maintaining privacy, creating a bright and fresh space for daily routines.

### Front Exterior

The exterior of the property is a semi-detached home with a brick and dark wood-clad frontage. A small porch with a white door provides shelter to the entrance. The front garden is neatly maintained with a green lawn bordered by a paved path leading to the door, creating a pleasant and inviting street presence.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.





