



Mangrove Road, Doxford Green, Sunderland, Tyne & Wear, SR3

Offers In The Region Of £315,000



Mangrove Road, Doxford Green, Sunderland, Tyne & Wear, SR3 2SN



PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * FOUR BEDROOM DETACHED * GARDENS * DRIVEWAY * GARAGE * COUNCIL TAX BAND - D * EPC RATING - B *

Nestled on the prestigious Mangrove Road in Burdon, this exquisite four-bedroom house offers a perfect blend of modern living and spacious comfort. Spanning an impressive 1,272 square feet, the property is meticulously presented and boasts a superbly positioned plot that provides open aspects and ample parking.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a large, light-filled reception room, ideal for both relaxation and entertaining. The open-plan kitchen diner is a standout feature, designed to high quality with French doors that seamlessly connect the indoor space to the garden, creating a harmonious flow for gatherings and family meals. Additionally, the property includes a utility room and a convenient WC, enhancing the practicality of everyday living.



The four generous bedrooms are thoughtfully designed, with three of them featuring fitted wardrobes, ensuring ample storage space. The master bedroom is a true retreat, complete with an en-suite bathroom for added privacy and comfort. Family bathroom.

Outside, the property is surrounded by beautifully maintained lawned and paved areas to the front, side, and rear, providing a perfect setting for outdoor activities or simply enjoying the fresh air.



This home is excellently located, with fantastic transport links, renowned schools, and a host of amenities just a stone's throw away. Whether you are looking for a family home or a stylish retreat, this property on Mangrove Road is sure to impress.



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Hallway
7'1" x 6'6"

WC
3'3" x 5'2"

Bathroom 1
7'9" x 6'2"

Bedroom 2
9'10" x 10'4"

Living Room
11'9" x 19'7"

Utility Room
5'1" x 7'7"

Bedroom 1
11'4" x 10'8"

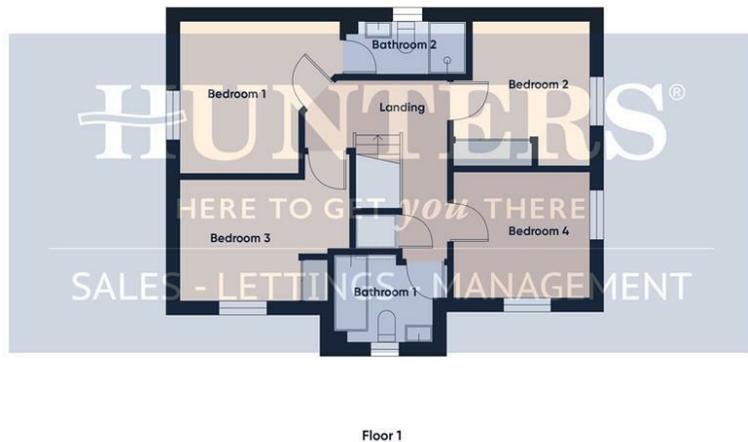
Bedroom 3
12'0" x 10'4"

Kitchen/Diner
19'7" x 15'5"

Landing
4'9" x 9'10"

En-Suite
8'5" x 3'11"

Bedroom 4
9'10" x 8'11"



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Approximate total area⁽¹⁾
1121 ft²
104.3 m²

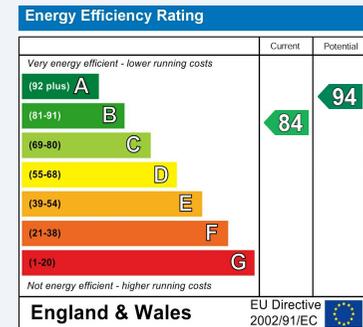
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact sunderland@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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

