



Bowlynn Close, East Moorside, Sunderland, SR3

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Offers In The Region Of £195,000

* 3 BEDROOM * DETACHED * FREEHOLD * NO ONWARD CHAIN * DRIVEWAY * GARAGE * GARDEN * COUNCIL TAX BAND C * EPC RATING D *

This three-bedroom detached house is for sale in the popular East Moorside area of Sunderland, close to a good range of local amenities. Offered with no onward chain, it presents an excellent opportunity for buyers seeking a well-maintained family home.

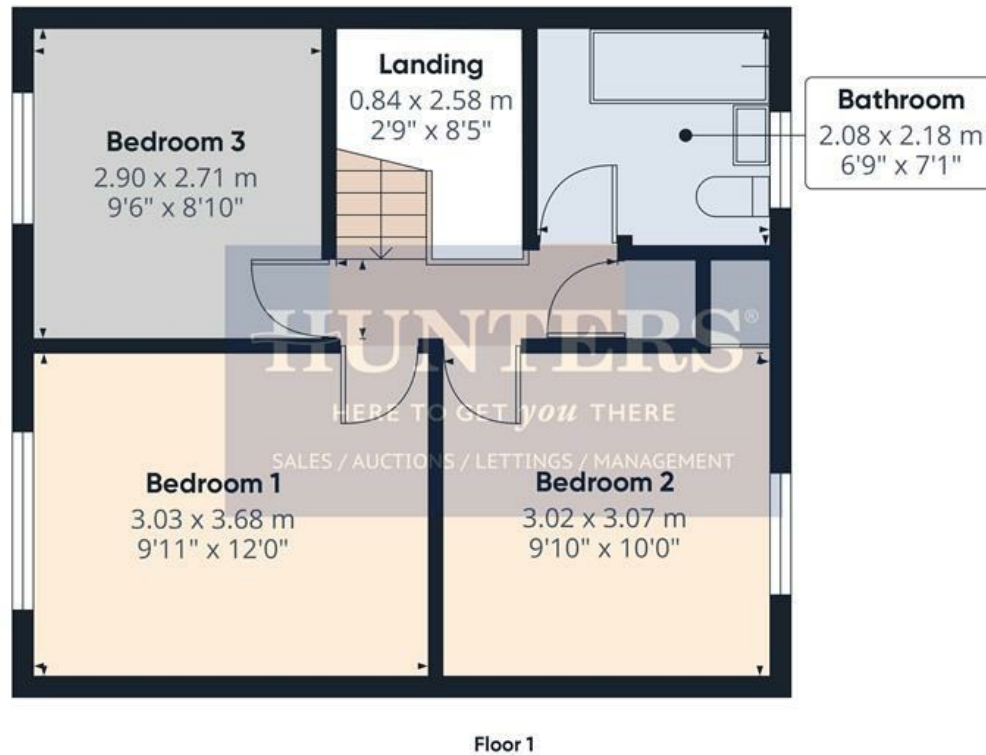
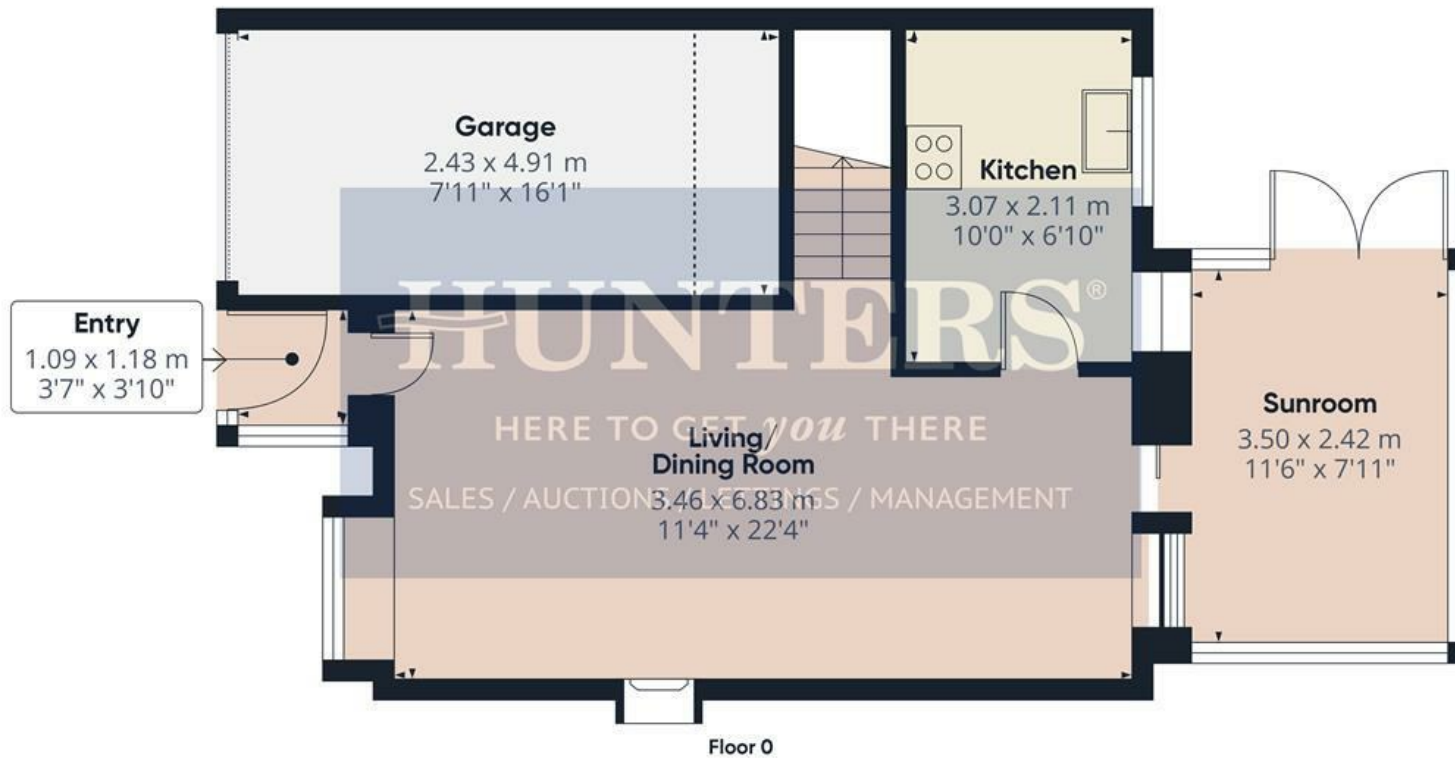
Inside, a spacious living/dining room features dual-aspect windows and a fireplace, creating a bright and comfortable space for everyday living and entertaining. A sunroom to the rear overlooks the garden and provides additional reception space, while the well-laid-out kitchen enjoys pleasant views of the rear garden.

Upstairs, the accommodation comprises three good-sized double bedrooms, offering comfortable and versatile space for family living. The family bathroom is fitted with tiled walls, a bath, and an electric shower.

Externally, the property benefits from a block-paved driveway providing off-street parking, a single garage offering useful storage, and an attractive rear garden providing a pleasant outdoor space to enjoy throughout the year.

East Moorside is a popular residential area of Sunderland, well placed for local schools, shops and everyday amenities, and is close to Doxford International Business Park, with a number of parks and green spaces nearby. This is a practical and well-located home that will appeal to a wide range of buyers seeking comfortable family living.

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Approximate total area⁽¹⁾

90.5 m²

973 ft²

Reduced headroom

1.9 m²

20 ft²

(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

Entry

3'6" x 3'10"

Living/Dining Room

11'4" x 22'4"

Kitchen

10'0" x 6'11"

Sunroom

11'5" x 7'11"

Landing

2'9" x 8'5"

Bedroom 1

9'11" x 12'0"

Bedroom 2

9'10" x 10'0"

Bedroom 3

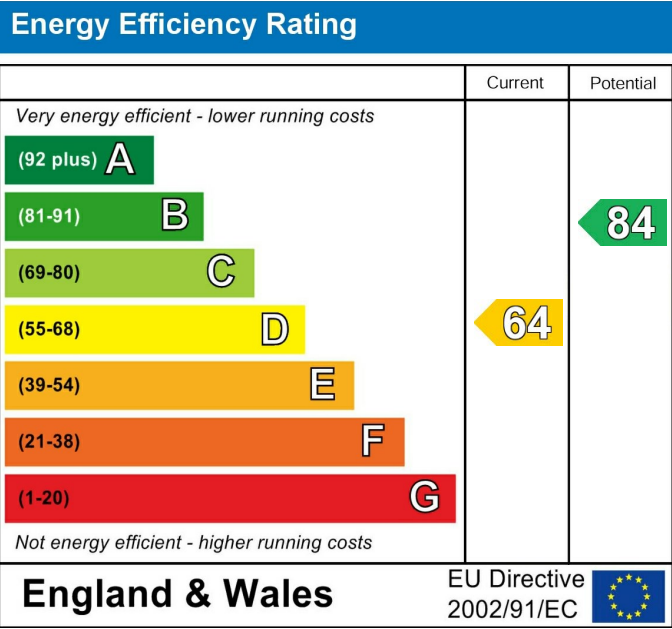
9'6" x 8'10"

Bathroom

6'9" x 7'1"

Garage

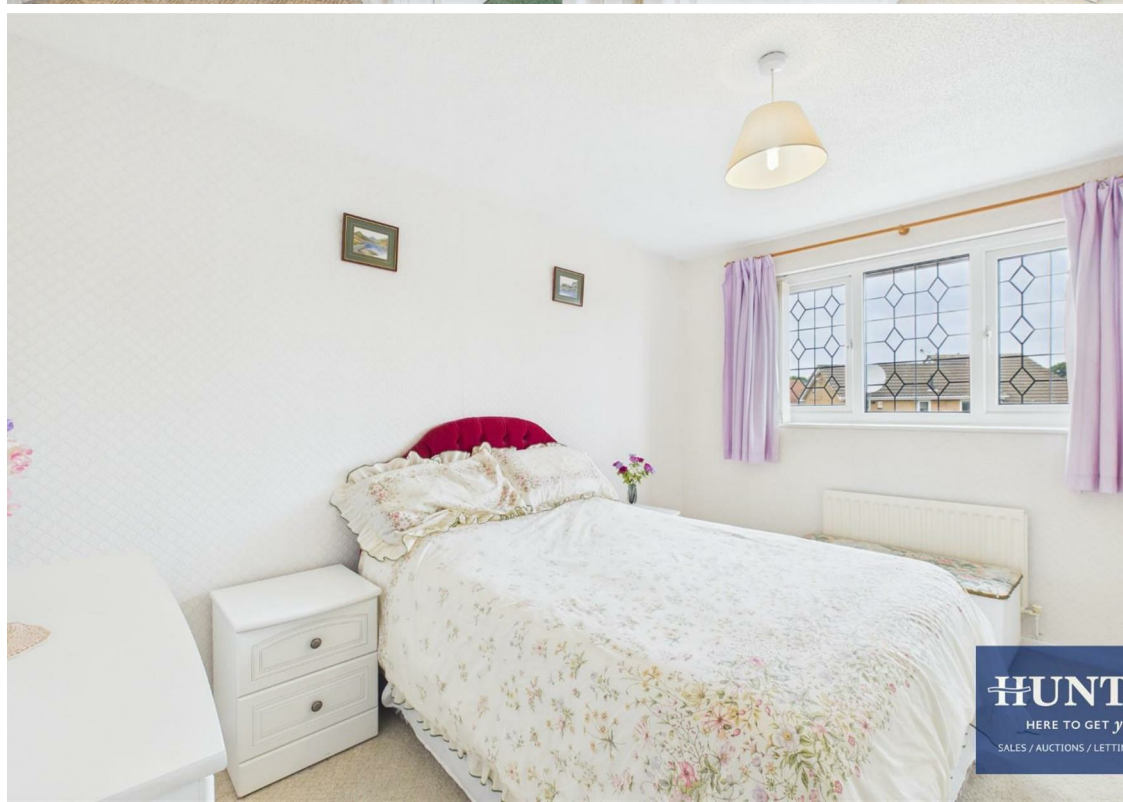
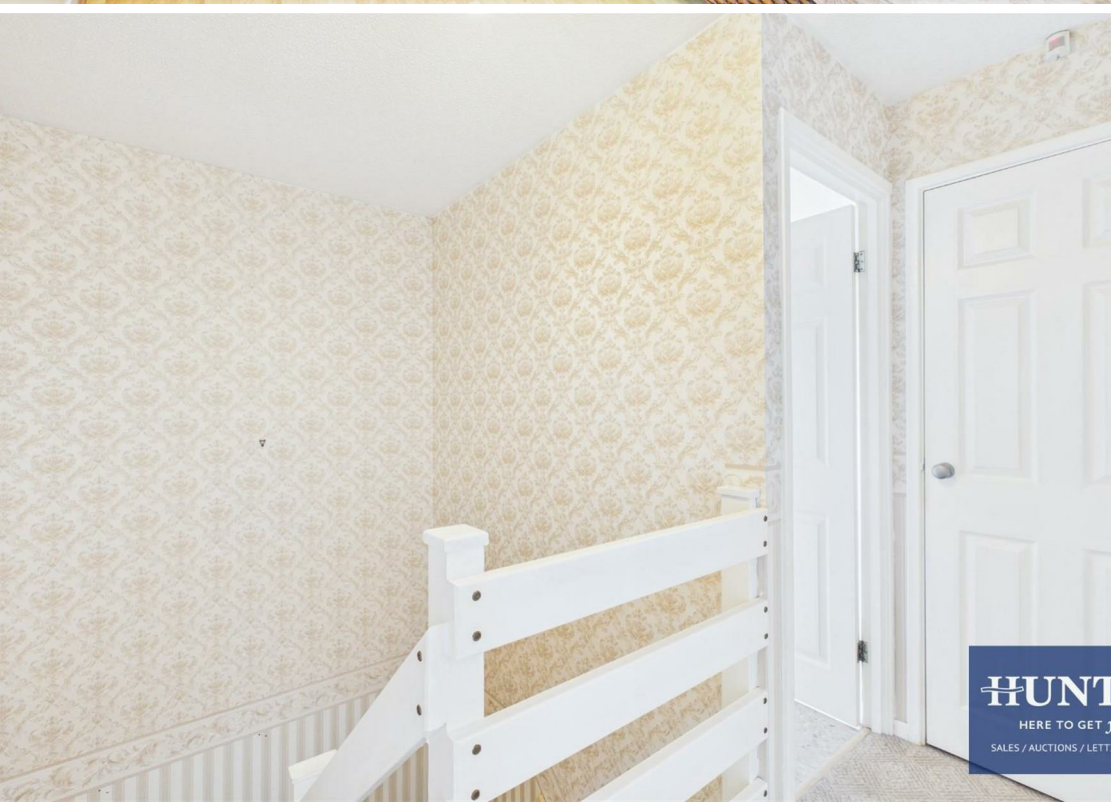
7'11" x 16'1"



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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