



Carley Road, Southwick, SR5

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# Carley Road, Southwick, SR5

## Asking Price £80,000

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS \* 2 BEDROOM \* FREEHOLD \* COUNCIL TAX BAND A \* EPC RATING C \*

For sale, a 2-bedroom terraced house in Southwick, Sunderland, offered in good condition and ideal for first-time buyers, families and investors.

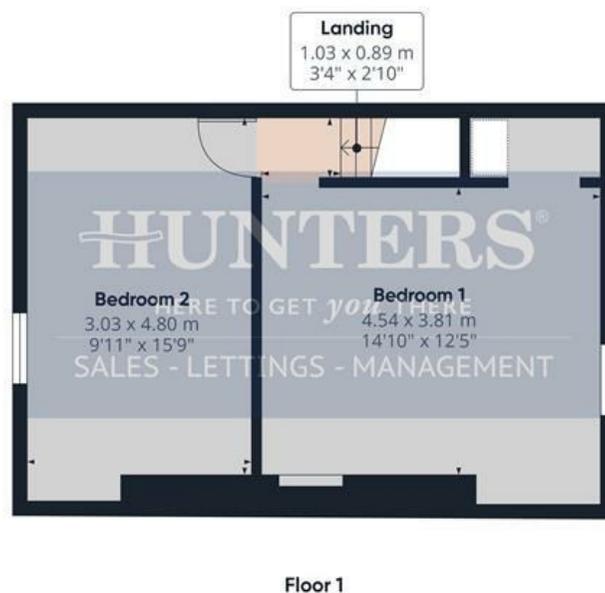
Inside, there are two reception rooms. The front living room features a fireplace, creating a clear focal point for the space. To the rear, the separate dining room provides a practical area for family meals and has access to the first floor. High ceilings run throughout the property, adding a sense of space and making it an appealing blank canvas for someone to put their own mark on.

The newly fitted, tasteful kitchen offers a modern and functional space for cooking. Upstairs, the master bedroom includes a storage cupboard, while the second bedroom is a comfortable double. The bathroom has been recently renovated, with a modern suite and partially tiled walls for easy maintenance.

Outside, there is a rear yard with a roller shutter, offering useful and secure external space.

Southwick offers a range of nearby schools and local amenities, including shops and everyday services, all within easy reach. There are also nearby parks providing green space for walks and outdoor time.

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**Approximate total area<sup>(1)</sup>**  
 88.5 m<sup>2</sup>  
 955 ft<sup>2</sup>

(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

**Entry**  
3'3" x 3'8"

**Hallway**  
11'5" x 3'8"

**Living Room**  
11'9" x 13'1"

**Dining Room**  
13'0" x 12'7"

**Kitchen**  
15'4" x 7'1"

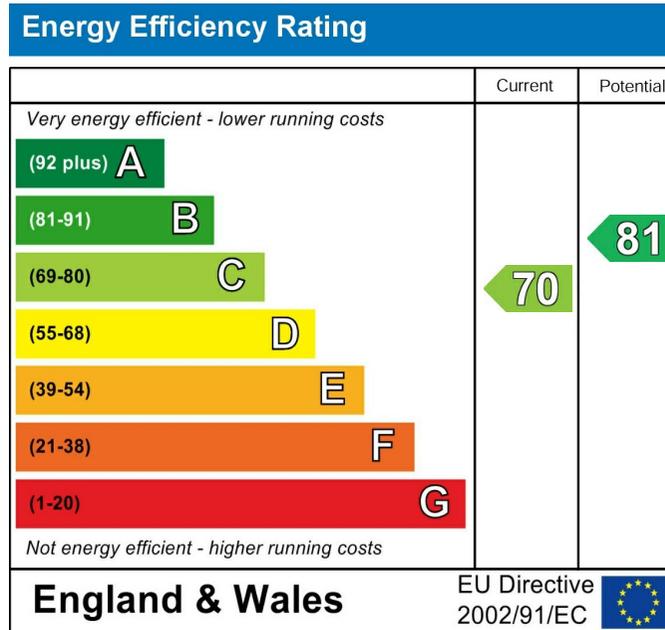
**Hallway**  
3'3" x 6'6"

**Bathroom**  
6'2" x 6'3"

**Landing**  
3'4" x 2'11"

**Bedroom 1**  
14'10" x 12'5"

**Bedroom 2**  
14'10" x 12'5"



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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