

North Farm Avenue, Hall Farm, Sunderland, Tyne & Wear, SR4

Offers In The Region Of £195,000



North Farm Avenue, Hall Farm, Sunderland, Tyne & Wear, SR4 9SD



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

Nestled in the desirable North Farm Avenue of Sunderland, this charming semi-detached house presents an excellent opportunity for those seeking a modern family home. Spacious throughout the property boasts a layout that is both practical and inviting. Superbly extended and well-presented, ensuring a comfortable living experience.

Upon entering, you are greeted by a welcoming porch and an entrance hallway that leads to the generous reception rooms. The modern fitted kitchen, complete with a dining area, is perfect for family meals and entertaining guests. The adjoining breakfast living room offers stunning views of the beautifully maintained garden, creating a serene atmosphere for relaxation.



The property features three well-proportioned bedrooms, providing ample space for family members or guests. Additionally, a loft room adds versatility, making it ideal for a home office or playroom. The modern bathroom is conveniently located to serve all bedrooms.

Outside, the front of the house boasts a spacious lawned garden, complemented by a driveway that accommodates up to two vehicles and a garage for additional storage. The rear garden is a true highlight, featuring paved patio areas, a utility shed, and rear gate access, perfect for enjoying the outdoors or hosting summer gatherings.

Situated in a popular and well-connected development, this home is within easy reach of local shops, highly regarded schools, and excellent transport links, including the A19 for commuting and Doxford International Business Park.

This property is an ideal choice for families and professionals alike, offering a blend of comfort, convenience, and modern living.

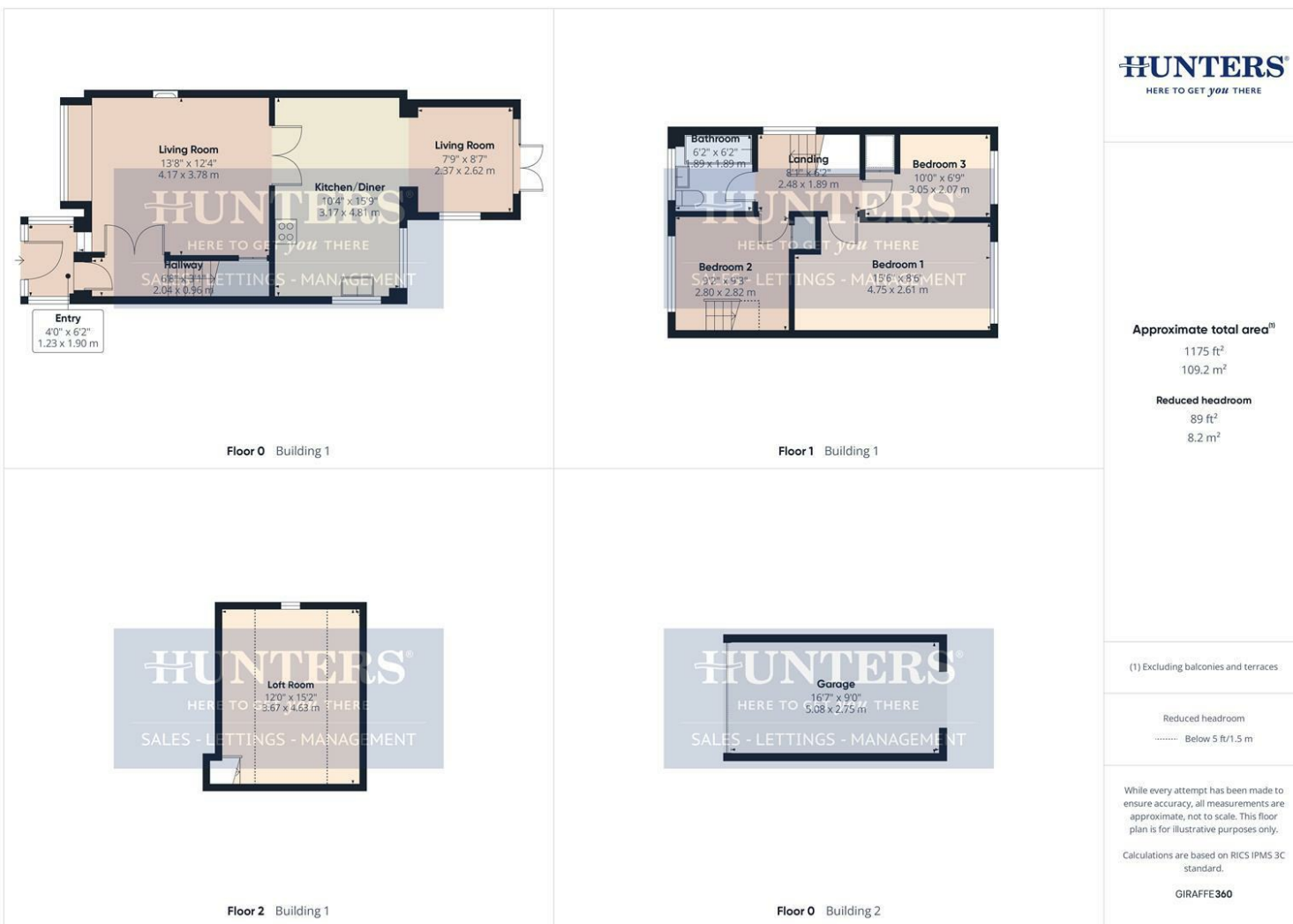
Don't miss the chance to make this delightful house your new home.



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Entry 4'0" x 6'2"	Kitchen 10'4" x 15'9"	Landing 8'1" x 6'2"	Bedroom 3 10'0" x 6'9"
Hallway 6'8" x 3'1"	Living Room 7'9" x 8'7"	Bedroom 1 15'7" x 8'6"	Loft Room 12'0" x 15'2"
Living Room 13'8" x 12'4"	Bathroom 6'2" x 6'2"	Bedroom 2 9'2" x 9'3"	



Viewings

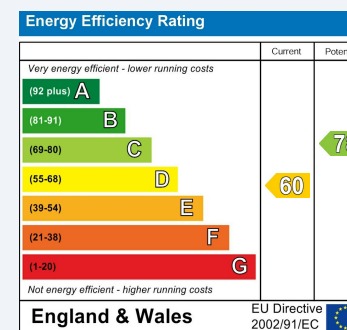
Please contact sunderland@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.