



**HUNTERS**<sup>®</sup>

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Stockley Avenue, Redhouse, SR5

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## Offers In The Region Of £130,000

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN \* 2 BEDROOM \* MID TERRACE \* FREEHOLD \* COUNCIL TAX BAND B \*

This two-bedroom terraced house in Stockley Avenue is offered for sale in good condition and is well positioned in Sunderland for access to public transport, local schools and green spaces.

The ground floor features two reception rooms. The main living room includes a fireplace, large windows and a pleasant view over the front garden, an adjoining dining room sits just off the kitchen, creating a practical layout for day-to-day living and entertaining. The property benefits from a newly fitted, modern and tasteful kitchen, providing ample storage and access to the rear yard.

Upstairs, the master bedroom benefits from built-in wardrobes and large windows, providing a bright and organised space. The second bedroom is a double room, suitable for guests, children or home-working. The bathroom is fully tiled and well presented, with a heated towel rail.

Outside, there is a front garden and a rear garden/yard area, offering usable outdoor space.

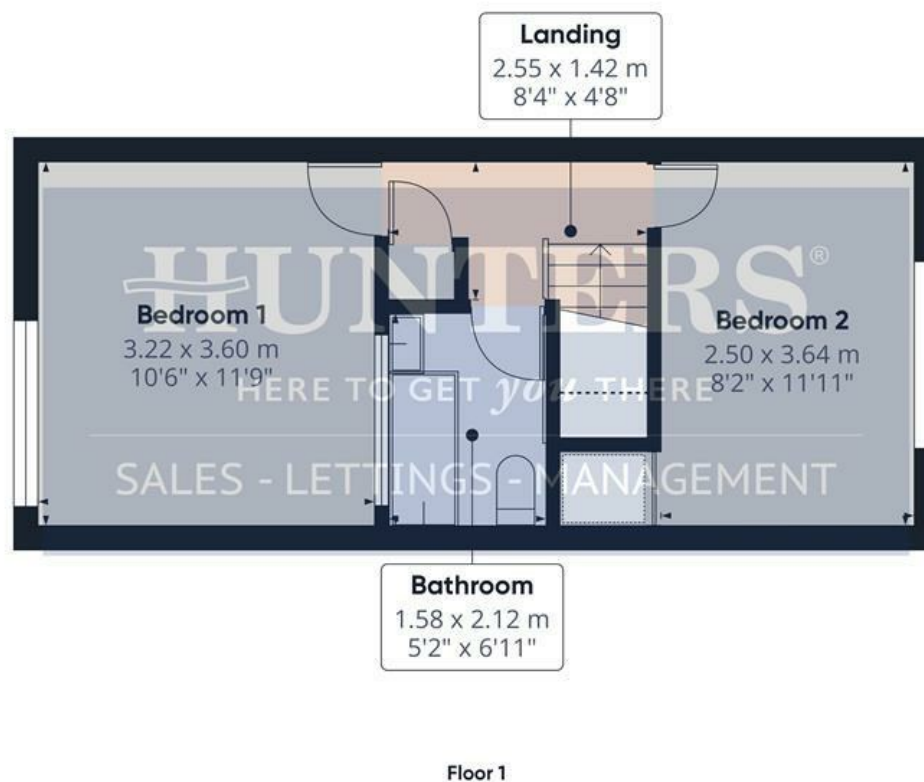
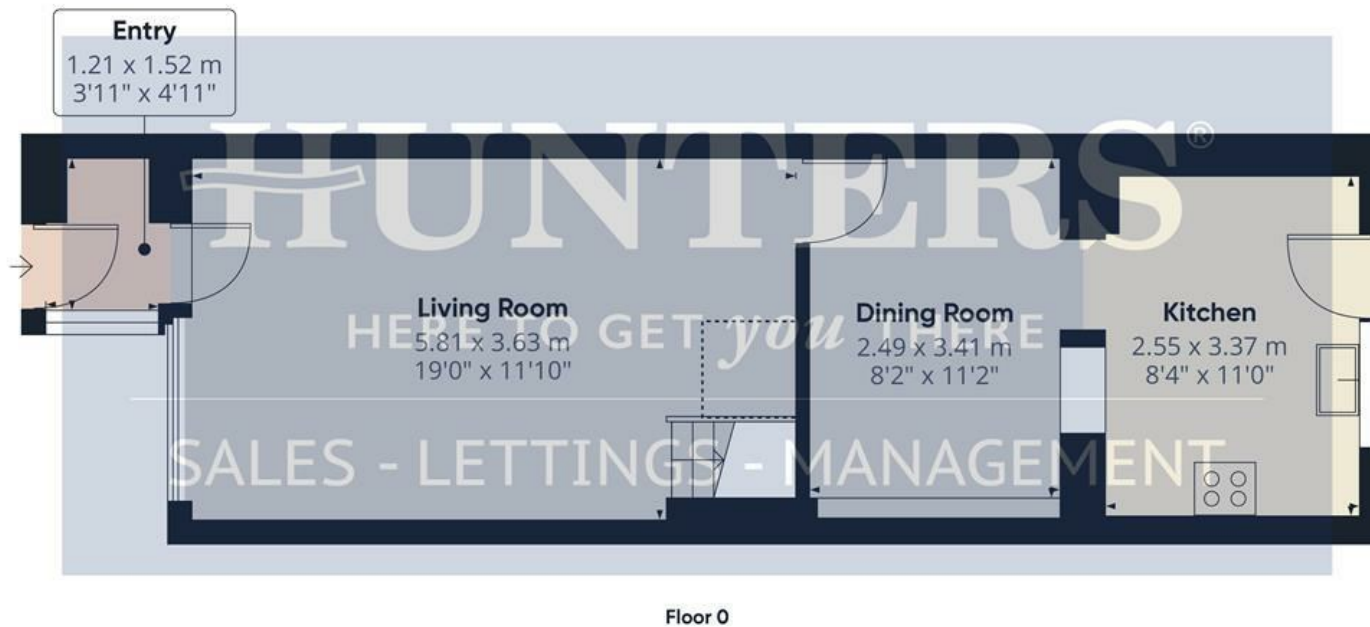
The property is suited to first-time buyers, investors and families looking for a home with straightforward access to amenities. Nearby schools in the wider Sunderland area serve the local community, and there are green spaces and parks within easy reach for walking and recreation.

This two-bedroom terraced house for sale represents a practical option in Sunderland with reception space, outdoor areas and access to public transport, schools and green space.

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

67.8 m<sup>2</sup>  
 730 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>  
 9 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

**Entry**

3'11" x 4'11"

**Living Room**

19'0" x 11'10"

**Dining Room**

8'2" x 11'2"

**Kitchen**

8'4" x 11'0"

**Landing**

8'4" x 4'7"

**Bedroom 1**


10'6" x 11'9"

**Bedroom 2**

8'2" x 11'11"

**Bathroom**

5'2" x 6'11"

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>	<b>64</b>	
(39-54) <b>E</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.



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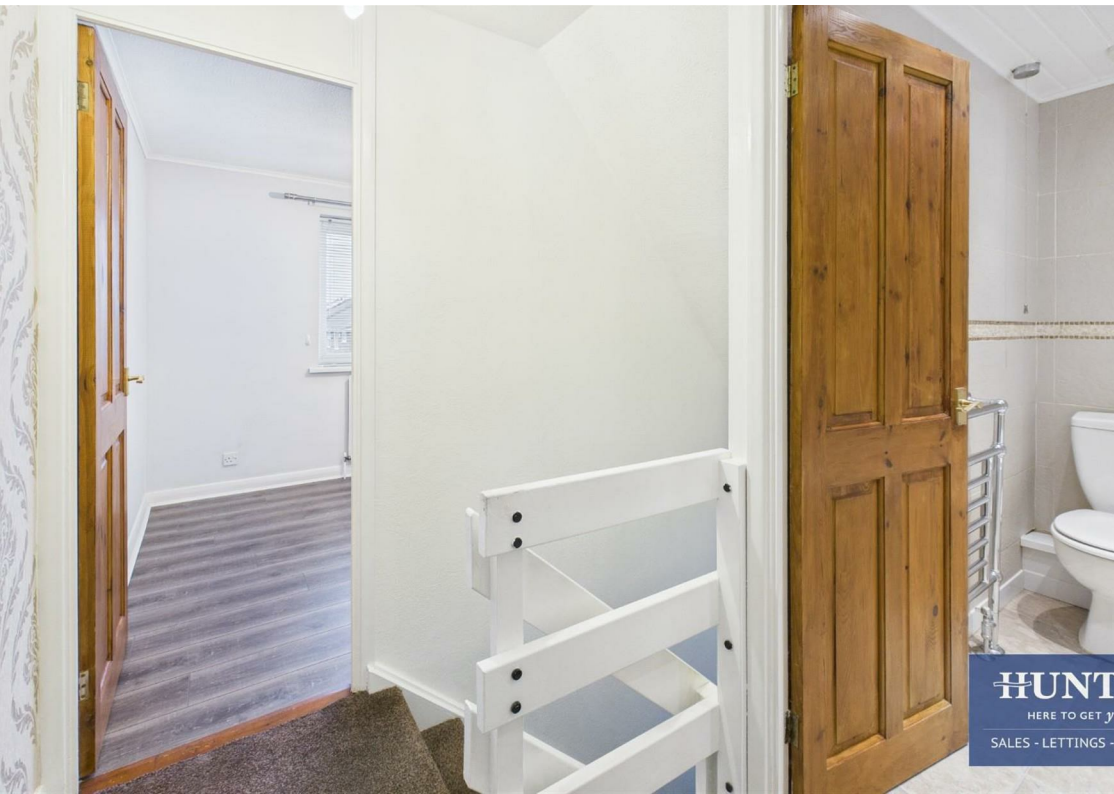


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