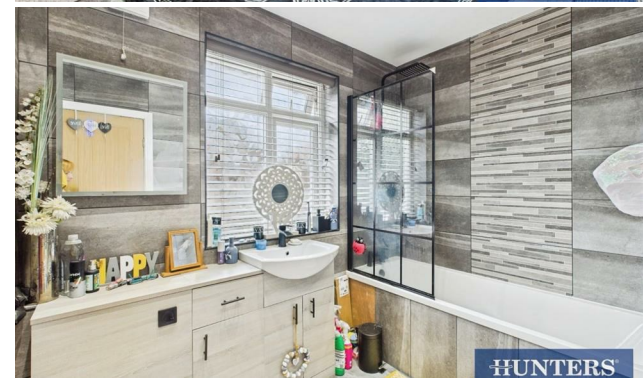
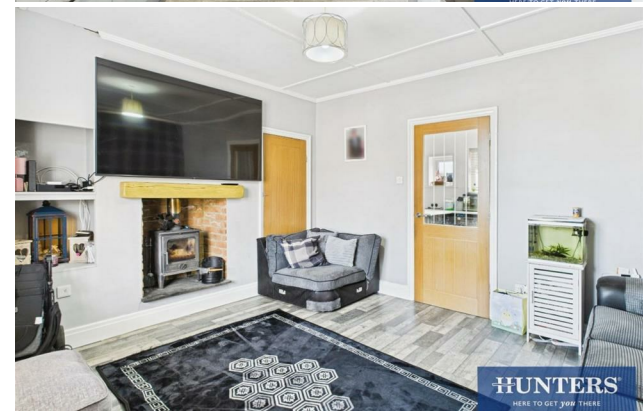




Oxford Square, Sunderland

Offers In The Region Of £124,950



Tenure: Freehold

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HERE TO GET *you* THERE

Oxford Square, Sunderland

DESCRIPTION

PLEASE VIEW FLOORPLAN * TWO BEDROOMS * MODERN AND REFURBISHED * DRIVEWAY * LARGE GARDEN * IDEAL LOCATION * COUNCIL TAX BAND - A * EPC RATING - D *

Nestled in Oxford Square, Sunderland, this terraced house presents an excellent opportunity for those seeking a modernised home with ample potential.

The property features a spacious reception room that creates a warm and inviting atmosphere complete with log burner feature fireplace. The kitchen and dining area serve as a functional hub, ideal for family meals and gatherings.

Comprising two generously sized bedrooms, this home provides a comfortable setting for rest and daily routines. The family bathroom is conveniently located, ensuring ease of access for all. A notable aspect of this property is the additional room currently used for storage, which offers exciting possibilities for transformation. Whether you envision a study, a walk-in wardrobe, or even a staircase leading to a loft room, this versatile space can be tailored to suit your personal needs.

Situated on a peaceful cul-de-sac, the property enjoys close proximity to local amenities, shopping, and educational facilities. Sunderland city centre is just a short distance away, and excellent transport links via the A19 and Spire Bridge make commuting throughout the North East effortless.

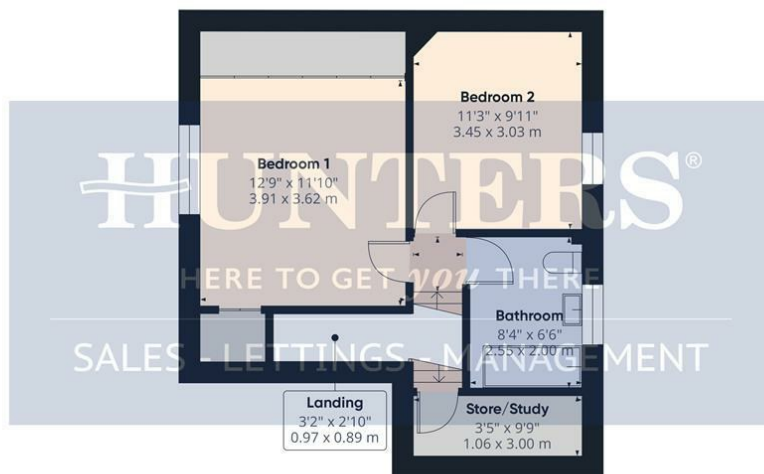
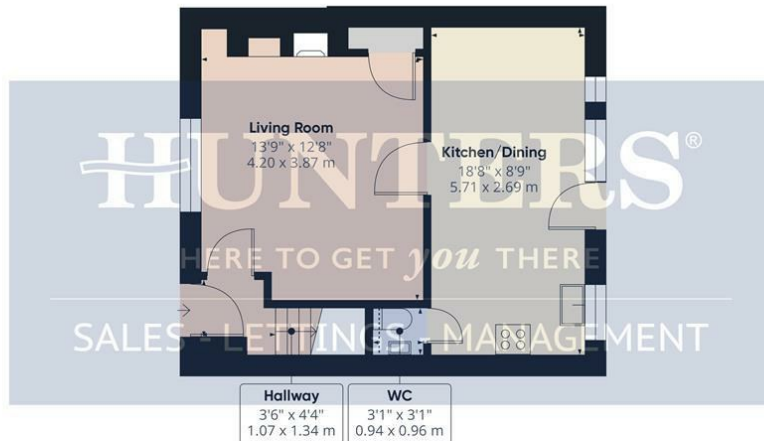
Externally, the property boasts a generous rear lawn garden, complemented by a paved area, perfect for outdoor entertaining or simply enjoying the fresh air.

The front of the house features a driveway that accommodates parking for two vehicles, enhancing convenience for residents and guests alike.

Having undergone much recent refurbishment and expenditure, this home is ready for you to move in and make it your own.

We highly recommend an early viewing to fully appreciate the potential this property has to offer.





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SALES - LETTINGS - MANAGEMENT

Approximate total area⁽¹⁾

796 ft²
74 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Council Tax: A

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.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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.

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

Viewing

Please contact our Hunters Sunderland Office on 0191 594 7788 if you wish to arrange a viewing appointment for this property or require further information.

11b Sea Road, Fulwell, Sunderland, SR6 9BP

Tel: 0191 594 7788 Email:

sunderland@hunters.com <https://www.hunters.com>



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