



Blackwood Road, Town End Farm, Sunderland, SR5

HUNTERS[®]

HERE TO GET *you* THERE

Blackwood Road, Town End Farm, Sunderland, SR5

Offers In The Region Of £109,950

* 2 BEDROOM * FREEHOLD * SEMI DETACHED * FRONT GARDEN * NO ONWARD CHAIN * COUNCIL TAX BAND A *

A well-presented two-bedroom semi-detached home situated in the popular Town End Farm area of Sunderland, offering a practical layout, generous outdoor space and convenient off-street parking.

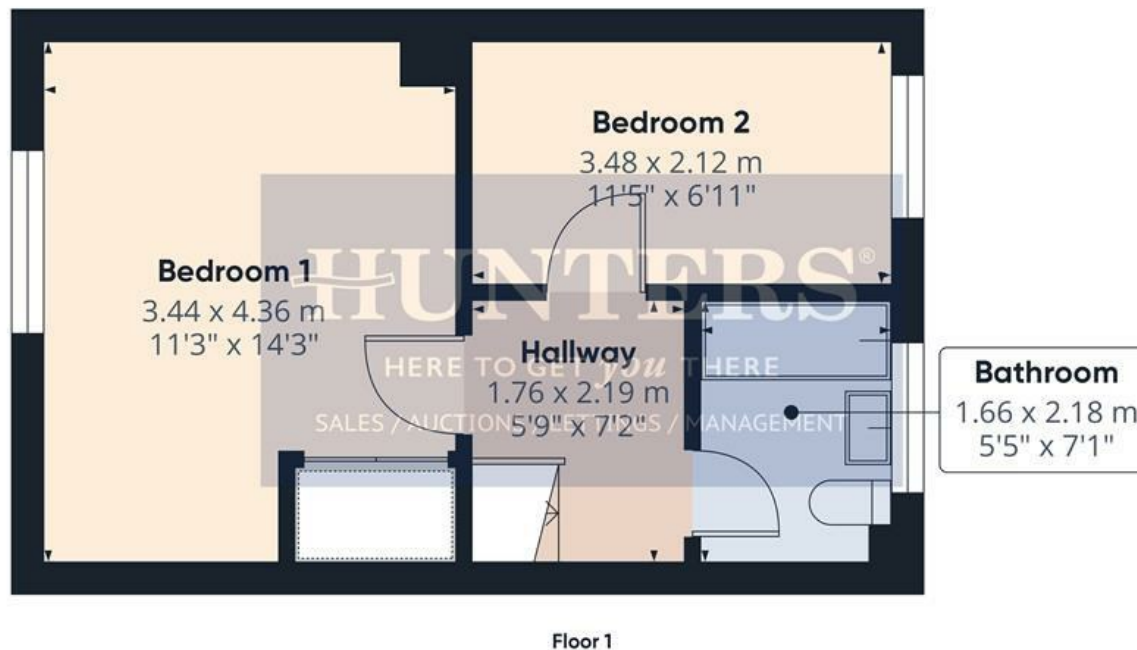
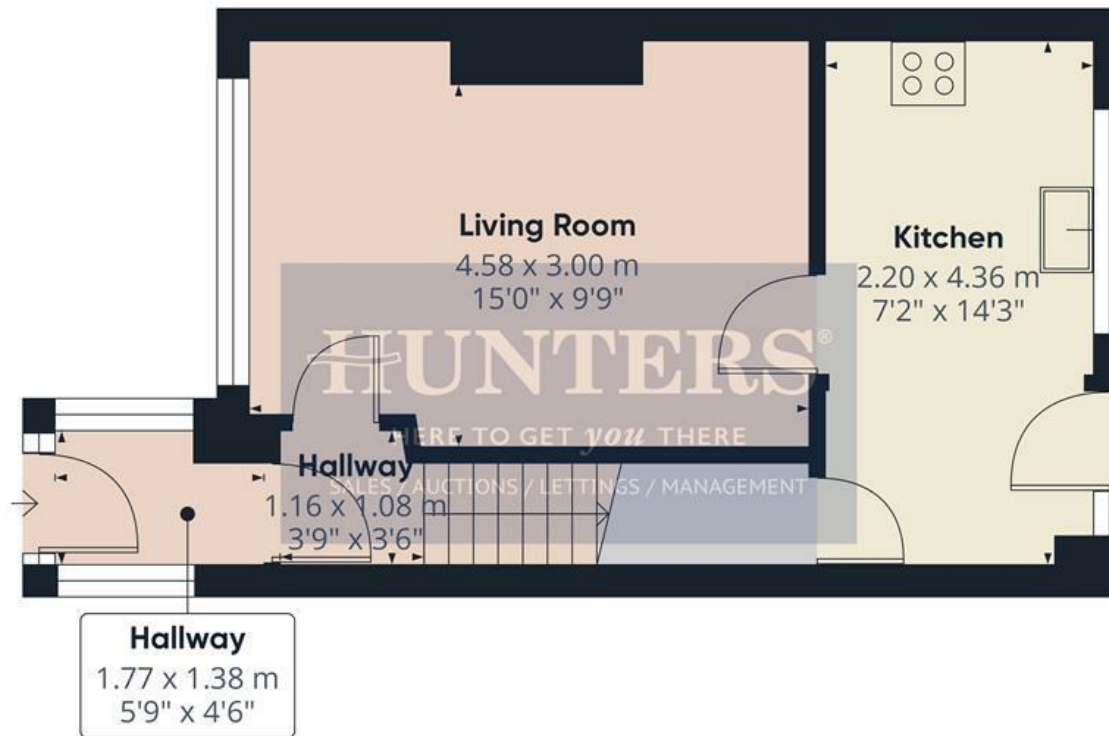
The ground floor provides a welcoming reception room featuring attractive wood-panelled walls and a large window, creating a bright and defined living space. The kitchen is well laid out with space for dining, useful under-stairs storage and direct access to the rear.

Upstairs, the property offers two bedrooms and a family bathroom. The main bedroom is comfortably proportioned and benefits from a useful over-stairs storage cupboard, while the second bedroom provides a well-sized single room. The bathroom is partially tiled and includes a bath with overhead shower.

Outside, the generous front garden provides a pleasant lawned area, while the fully paved rear offers a low-maintenance outdoor space with the added benefit of off-street parking for up to two cars.

Located in Town End Farm, the property is well placed for access to local shops, schools and everyday amenities, with regular bus services providing links towards Sunderland city centre and surrounding areas. The nearby A19 also offers convenient road connections towards Newcastle, Durham and Teesside.

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Approximate total area⁽¹⁾

59.1 m²

636 ft²

(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

Hallway
5'9" x 4'6"

Hallway
3'9" x 3'6"

Living Room
15'0" x 9'10"

Kitchen
7'2" x 14'3"

Hallway
5'9" x 7'2"

Bedroom 1
11'3" x 14'3"

Bedroom 2
11'5" x 6'11"

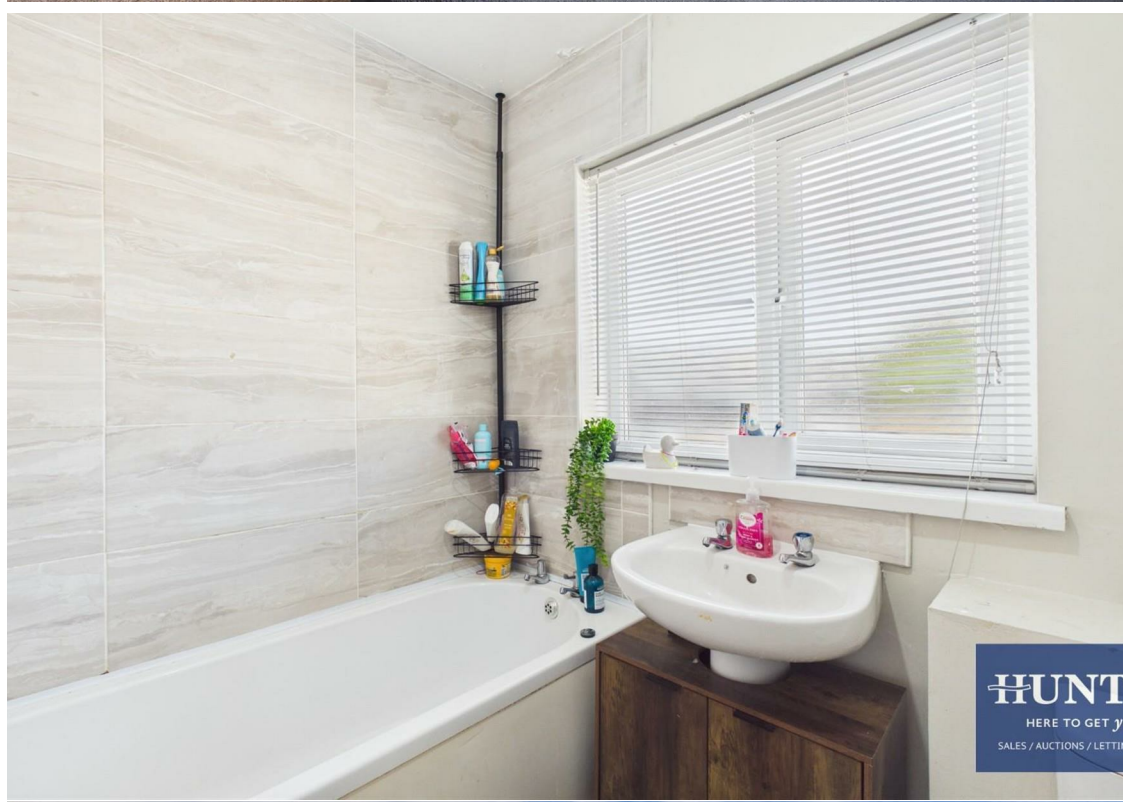
Bathroom
5'5" x 7'1"

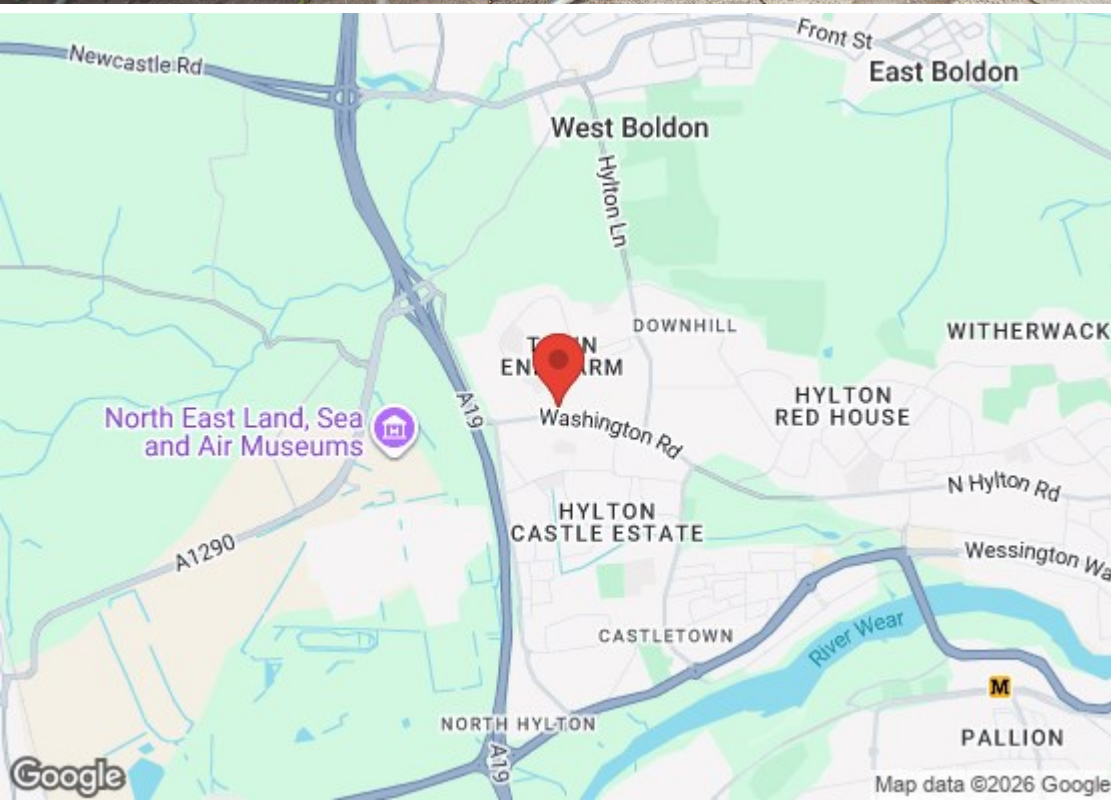
Energy Efficiency Rating

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