



Blaydon Avenue, Town End Farm, SR5

HUNTERS[®]
HERE TO GET *you* THERE

Blaydon Avenue, Town End Farm, SR5

£205,000

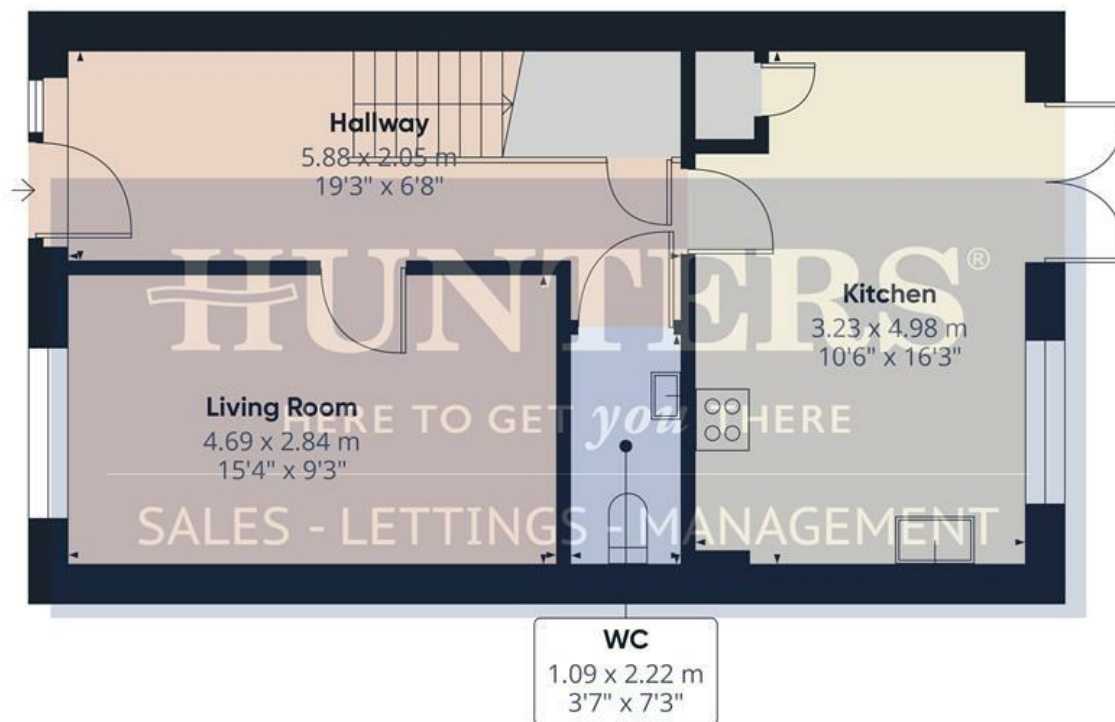
100% Ownership can be acquired from the outset please call the office to discuss.

25% Shared Ownership Opportunity – In Partnership with Gentoo An excellent opportunity to purchase part ownership of this property, with the remaining 75% retained by Gentoo. This shared ownership scheme allows you to part buy and part rent, making it easier to step onto the property ladder. Eligible buyers will purchase a 25% share of the home and pay rent on the remaining 75% to Gentoo. Applications and eligibility criteria apply through Gentoo. This is a great chance for those looking for an affordable way to own their home while benefiting from a flexible shared ownership arrangement. Enquire today to find out more and check your eligibility.

Welcome to this semi-detached house located on Blaydon Avenue in Sunderland. As you enter, you will find a well-proportioned reception room that provide versatile spaces for relaxation and entertainment. The natural light that floods these areas creates a warm and inviting atmosphere. The house boasts three comfortable bedrooms, perfect for restful nights and personal retreats. The bathroom is conveniently located, ensuring ease of access for all. The inclusion of solar panels and an air source heat pump not only contributes to a sustainable lifestyle but also helps to reduce energy costs.

Outside, the large garden offers a wonderful space for outdoor activities, gardening, or simply enjoying the fresh air. The property also benefits from a driveway complete with an electric vehicle charging point. With its modern amenities and spacious layout, this property is sure to appeal to a wide range of buyers.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

86.1 m²

927 ft²

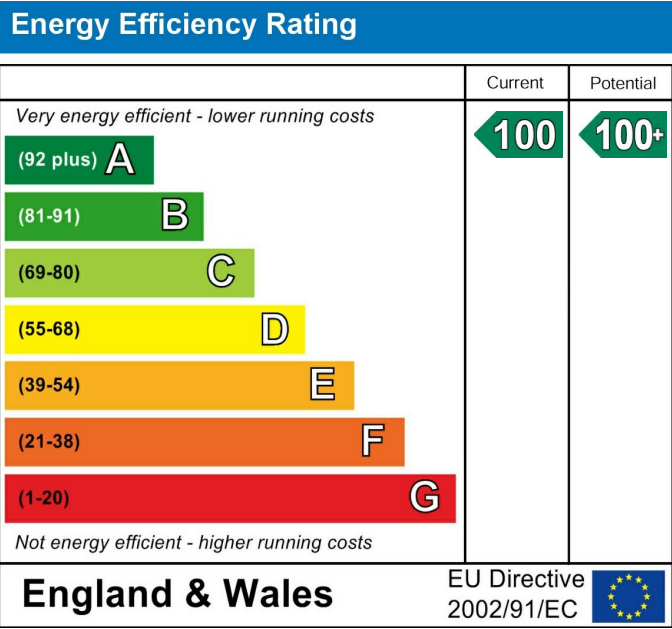
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

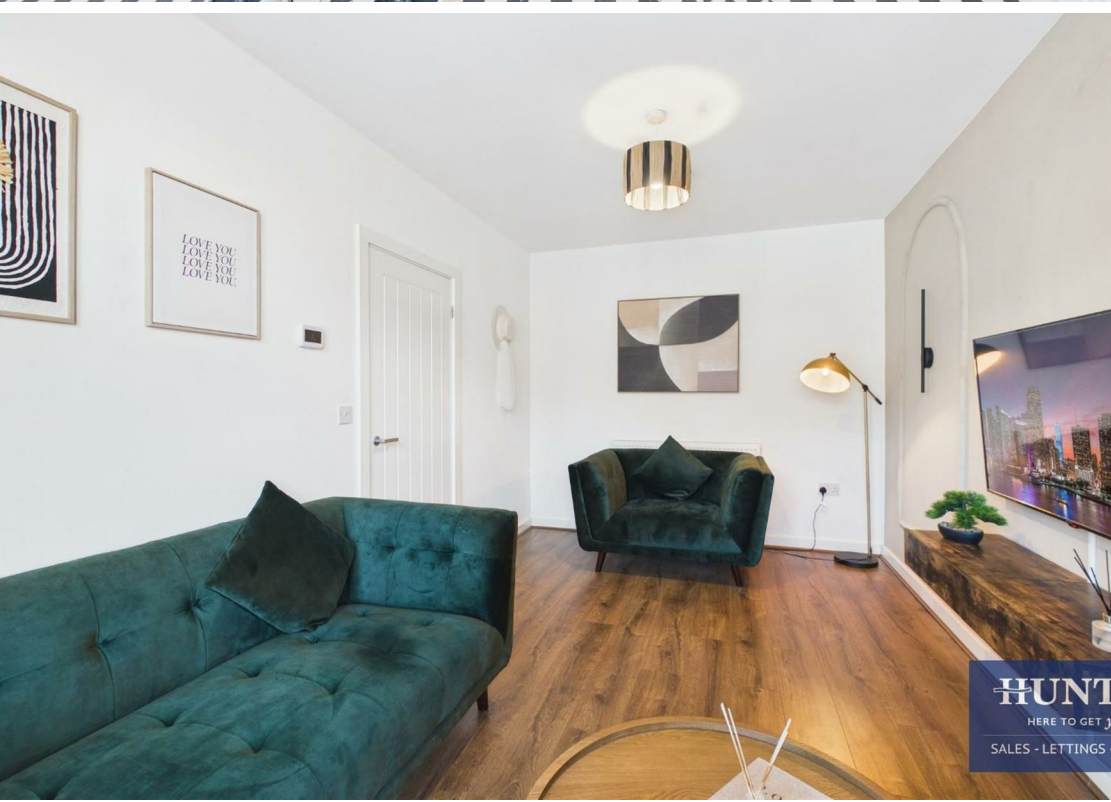
GIRAFFE360



- Hallway**
19'3" x 6'8"
- Living Room**
15'4" x 9'3"
- WC**
3'6" x 7'3"
- Kitchen**
10'7" x 16'4"
- Landing**
11'6" x 3'2"
- Bedroom 1**
14'6" x 8'3"
- Bedroom 2**
8'9" x 16'4"
- Bedroom 3**
10'11" x 7'9"
- Bathroom**
5'6" x 9'3"
- Rear Garden**

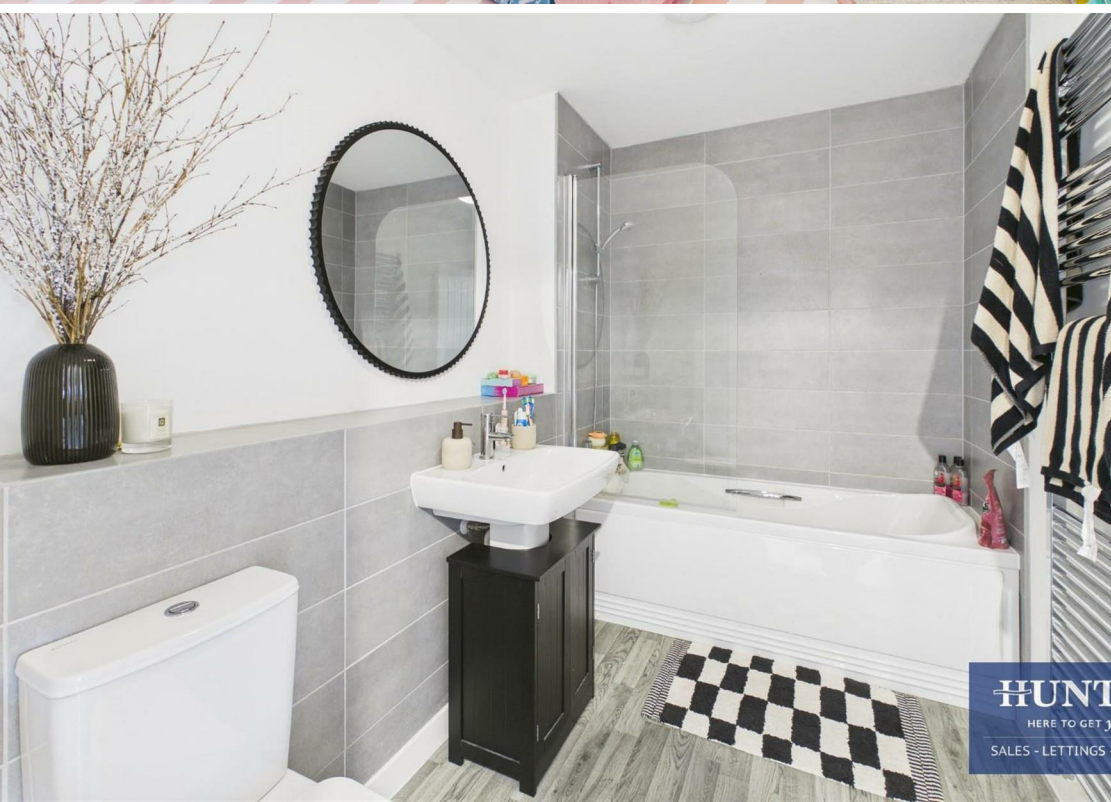


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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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