



Flint Road, Alexandra Park, Sunderland, Tyne & Wear, SR4 6EG

Offers In The Region Of £255,000



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DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * FOUR BEDROOM
DETACHED * MASTER EN-SUITE * GARAGE * SR4 * DRIVEWAY * CLOSE TO
CITY CENTRE AND AMENITIES * COUNCIL TAX BAND - D * EPC RATING - B *

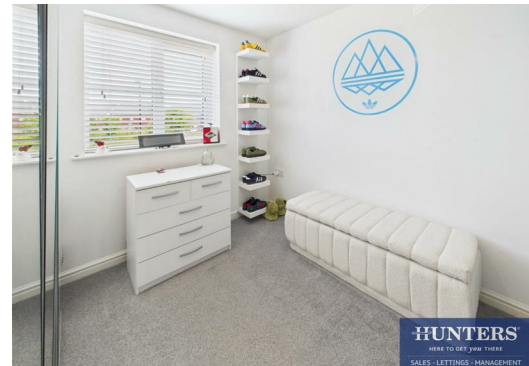
Nestled on Flint Road in Sunderland, this exquisite detached house, constructed in 2016, presents a harmonious blend of contemporary living and comfort. Spanning an impressive 1,048 square feet, the property features a separate reception room, providing ample space for both relaxation and entertaining guests. The heart of the home is undoubtedly the open-plan kitchen diner, which is enhanced by patio doors that seamlessly connect to a generous rear garden, ideal for outdoor gatherings or simply enjoying the fresh air.

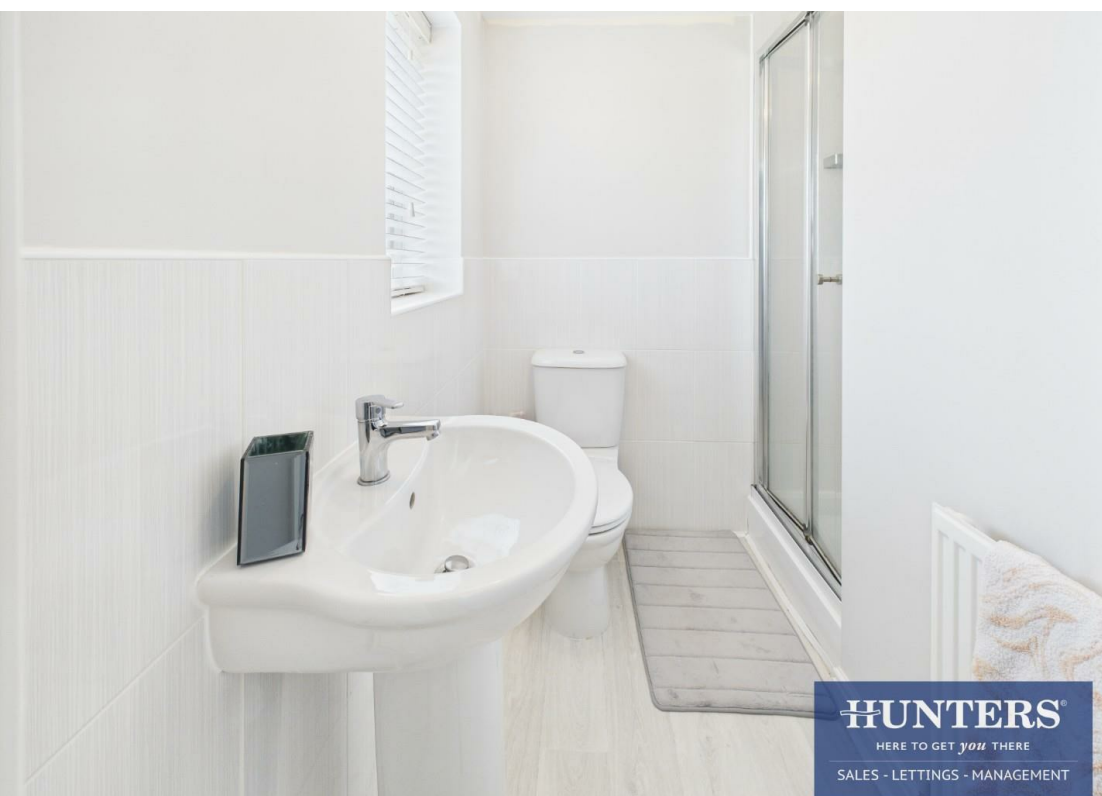
This delightful residence comprises four well-appointed bedrooms, including a master suite complete with an en-suite bathroom, ensuring both privacy and convenience. The additional bedrooms are also generously sized, making this home particularly suitable for families. A modern family bathroom, adorned with stylish fixtures and fittings, completes the upstairs layout.

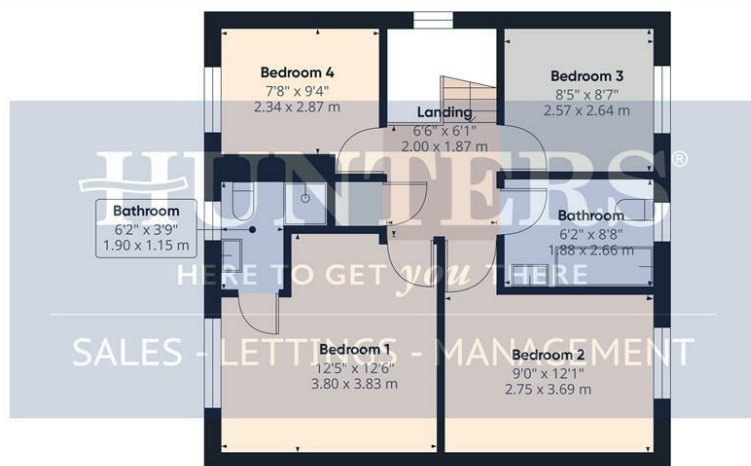
Upon entering, you are welcomed by a beautifully presented entrance hallway, accentuated by elegant panelling that extends gracefully up to the landing. The property is impeccably maintained, showcasing a light and modern aesthetic throughout, which is sure to appeal to discerning buyers.

Externally, the rear garden is a standout feature, boasting a patio area and a lush grassy expanse that provides a tranquil space for relaxation. The integral garage, equipped with an up-and-over door, offers secure parking for up to three vehicles, along with additional storage options.

Conveniently located for easy access to the A19 and Sunderland city centre, this property caters to a wide range of buyers. With its modern improvements and inviting atmosphere, viewing is highly recommended to fully appreciate all that this exceptional home has to offer.







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Approximate total area⁽¹⁾

1048 ft²

97.4 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces.

Reduced headroom

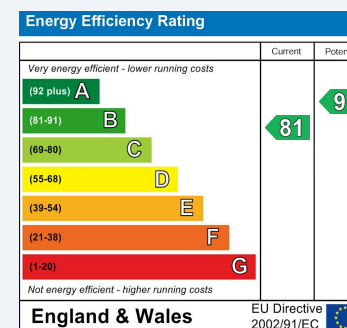
Below 5 ft/1.5 m

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

GIRAFFE360

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.

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.