Broadmeadows, East Herrington, Sunderland, SR3

HUNTERS®
HERE TO GET *you* THERE

Broadmeadows, East Herrington, Sunderland, SR3

£285,000

*3 BEDROOM * DETACHED * NO ONWARD CHAIN * LARGE DRIVEWAY * GARDEN * EAST HERRINGTON *

For sale: a well-presented three-bedroom detached house in the popular residential area of East Herrington, Sunderland, offered with no onward chain.

Set behind an attractive front garden with established trees, the property benefits from a large block-paved driveway providing parking for multiple vehicles, together with a converted garage providing useful storage space. A generous entrance hallway, filled with natural light and offering useful under-stairs storage, leads to two reception rooms, including a spacious living room with high ceilings and a fireplace with smokeless coal fire.

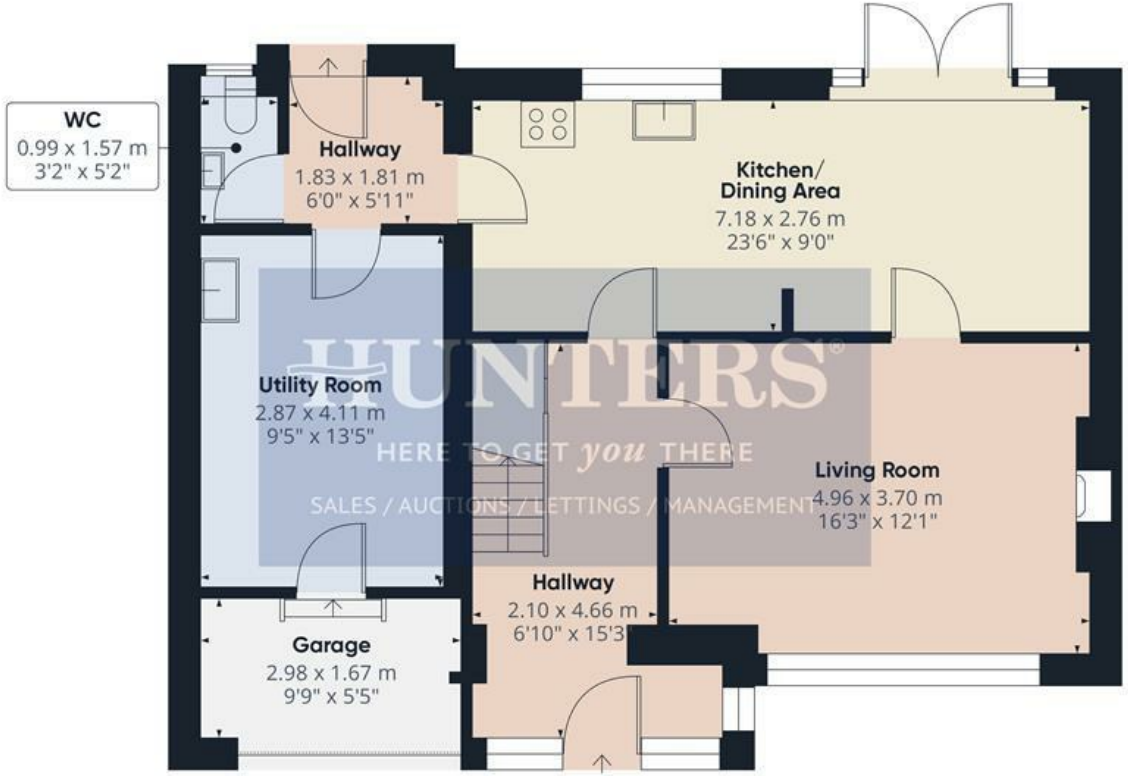
The impressive kitchen/dining room is ideal for everyday family life and is fitted with tiled flooring, oak work surfaces, a Belfast sink, range oven with plate warmer and gas hob, integrated dishwasher and fridge, and modern vertical radiators. Patio doors open onto a sizeable dual-level rear garden with areas of lawn, paved terraces and a dedicated patio area. A large utility room and separate downstairs WC complete the ground floor.

Upstairs, the master bedroom features Hammonds fitted wardrobes and large windows, while the second bedroom is a comfortable double overlooking the garden. The third bedroom is a useful single with over-stairs storage. The modern bathroom includes a walk-in shower, separate bath and heated towel rail.

The house is tastefully decorated, and benefits from window shutters fitted throughout, along with solid wood doors, creating a warm and attractive home.

East Herrington offers good local schools and convenient access to Doxford International Business Park, the A19 and A1. Herrington Country Park and Penshaw Monument are also nearby, providing extensive green space and leisure opportunities.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788
sunderland@hunters.com | www.hunters.com



Floor 0

Floor 1

HUNTERS
HERE TO GET *you* THERE
SALES / AUCTIONS / LETTINGS / MANAGEMENT

Approximate total area(1)

113.6 m²

1226 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
6'10" x 15'3"

Living Room
16'3" x 12'1"

Kitchen/Dining Area
23'6" x 9'0"

Hallway
6'0" x 5'11"

WC
3'2" x 5'1"

Utility Room
9'4" x 13'5"

Landing
9'10" x 7'7"

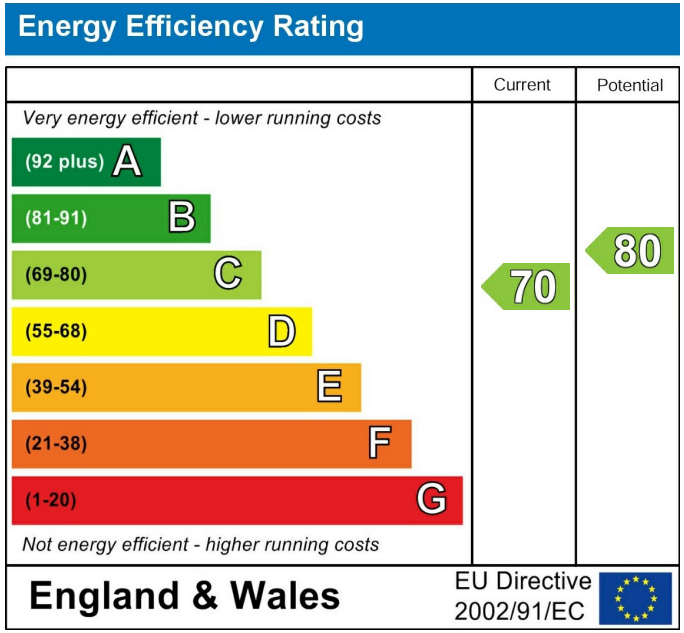
Bedroom 1
11'0" x 12'2"

Bedroom 2
13'5" x 9'1"

Bedroom 3
10'1" x 7'7"

Bathroom
9'10" x 5'5"

Garage
9'9" x 5'5"



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.

HUNT
HERE TO GET y
SALES / AUCTIONS / LETTIN

HUNT
HERE TO GET y
SALES / AUCTIONS / LETTIN

HUNT
HERE TO GET y
SALES / AUCTIONS / LETTIN

HUNT
HERE TO GET y
SALES / AUCTIONS / LETTIN

HUNT
HERE TO GET y
SALES / AUCTIONS / LETTIN

HUNT
HERE TO GET y
SALES / AUCTIONS / LETTIN

HUNT
HERE TO GET y
SALES / AUCTIONS / LETTIN

HUNT
HERE TO GET y
SALES / AUCTIONS / LETTIN

HUNT
HERE TO GET y
SALES / AUCTIONS / LETTI

HUNT
HERE TO GET y
SALES / AUCTIONS / LETTI

HUNT
HERE TO GET y
SALES / AUCTIONS / LETTI

HUNT
HERE TO GET y
SALES / AUCTIONS / LETTI

HUNT
HERE TO GET y
SALES / AUCTIONS / LETTI

HUNT
HERE TO GET y
SALES / AUCTIONS / LETTI

HUNT
HERE TO GET y
SALES / AUCTIONS / LETTI

HUNT
HERE TO GET y
SALES / AUCTIONS / LETTI

HUNT
HERE TO GET y
SALES / AUCTIONS / LETTIN