



Lichfield Road, Southwick, Sunderland, SR5

HUNTERS[®]
HERE TO GET *you* THERE

Lichfield Road, Southwick, Sunderland, SR5

Offers In The Region Of £119,950

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * THREE BEDROOM SEMI DETACHED HOUSE * OFF STREET PARKING * IDEAL LOCATION * COUNCIL TAX - A * EPC RATING - D *

Introducing this elegant semi-detached house available for purchase. With its neutral interiors, this property is the perfect canvas ready for its new homeowners to personalise.

Boasting three bedrooms, this property is exceptionally flexible and perfectly suited to a wide range of potential buyers. Including first time buyers, investors, and families. The master bedroom is a beautifully spacious double room complemented by built-in wardrobes. The second bedroom is also a comfortable double size with ample wardrobe space. Additionally, the property includes a single room, perfectly utilised as a guest room or office space.

The kitchen/diner offers plenty of natural light and sufficient space for dining.

To complete the impressive layout, the house features one bathroom equipped with a heated towel rail and shower cubicle with bar shower.

Adding a touch of charm and warmth to the property, a feature fireplace is the focal point of the cosy reception room, proving the perfect setting for relaxing and entertaining.

The exterior of the property compliments its inside, offering parking availability and a rear yard with space for relaxation.

Situated in a sought-after location, the property is near excellent local amenities. There is easy access to public transport links and nearby schools.

This home offers unique features, perfect for creating warm and welcoming memories. Do not miss the opportunity to view this captivating property.

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Floor 0

Approximate total area⁽¹⁾
862 ft²
80 m²



Floor 1

(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.

Entry
7'11" x 3'0"

Hallway
13'6" x 5'8"

Living Room
13'6" x 10'1"

Kitchen
10'7" x 17'7"

Landing
8'7" x 6'11"


Bathroom
5'8" x 6'11"

Bedroom 1
13'8" x 8'9"

Bedroom 2
10'9" x 10'5"

Bedroom 3
10'0" x 7'0"

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.

