



Belgrade Crescent, Town End Farm, SR5

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# Belgrade Crescent, Town End Farm, SR5

£99,950

\* 2 BEDROOM \* FREEHOLD \* SEMI DETACHED \* FRONT AND REAR GARDENS \* COUNCIL TAX BAND A \* EPC RATING TBC \*

This well-presented two-bedroom semi-detached home is offered for sale in a popular residential area of Sunderland, combining practical living space with generous outdoor areas ideal for a range of buyers.

The accommodation briefly comprises a bright and welcoming living room, enhanced by large windows that allow plenty of natural light throughout the space. The kitchen is both practical and functional, benefiting from under-stairs storage, views over the rear garden and direct access outside.

To the first floor, there is a spacious main bedroom with built-in storage, a further single bedroom and an attractive modern bathroom featuring built-in storage and a heated towel rail. The property also benefits from a useful loft room accessed via a loft ladder, offering versatile additional space suitable for storage, a hobby room or home office use.

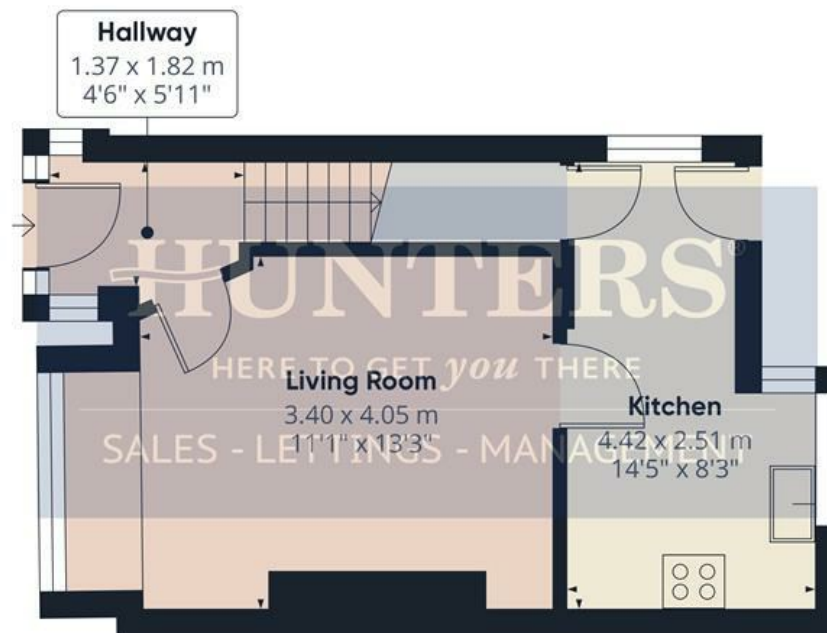
Externally, the home enjoys a generously sized front garden, while the substantial rear garden features decking, paved seating areas and a lawn, creating an excellent outdoor space for relaxing or entertaining. A parking space is also located within the rear garden area.

The property is conveniently situated close to a range of local amenities, schools and parks. Sunderland city centre, supermarkets, shops and everyday services are all easily accessible, while nearby green spaces provide opportunities for walking and recreation.

This attractive two-bedroom semi-detached home is likely to appeal to first-time buyers, families and investors seeking a property with outdoor space in a well-established Sunderland location.

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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

51.3 m<sup>2</sup>

553 ft<sup>2</sup>

(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**

4'5" x 5'11"

**Living Room**

11'1" x 13'3"

**Kitchen**

14'6" x 8'2"

**Landing**

3'8" x 2'10"

**Bedroom 1**

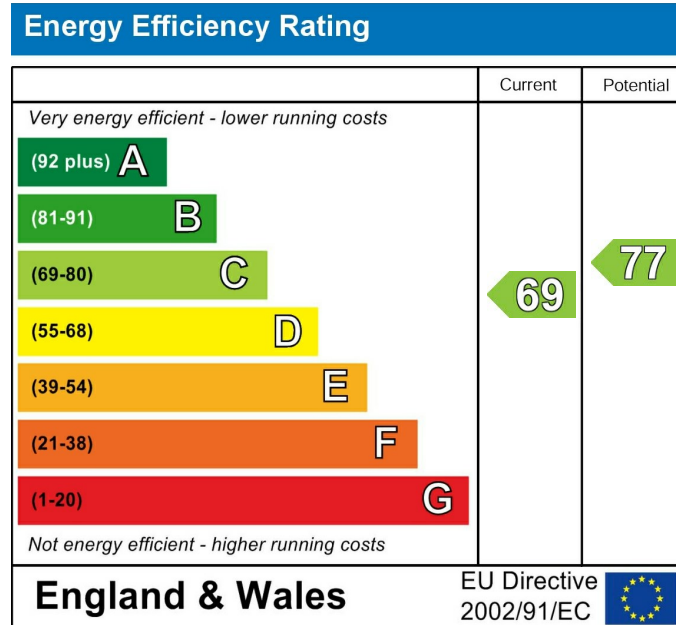
11'4" x 10'5"

**Bedroom 2**

7'8" x 8'7"

**Bathroom**

6'7" x 5'7"



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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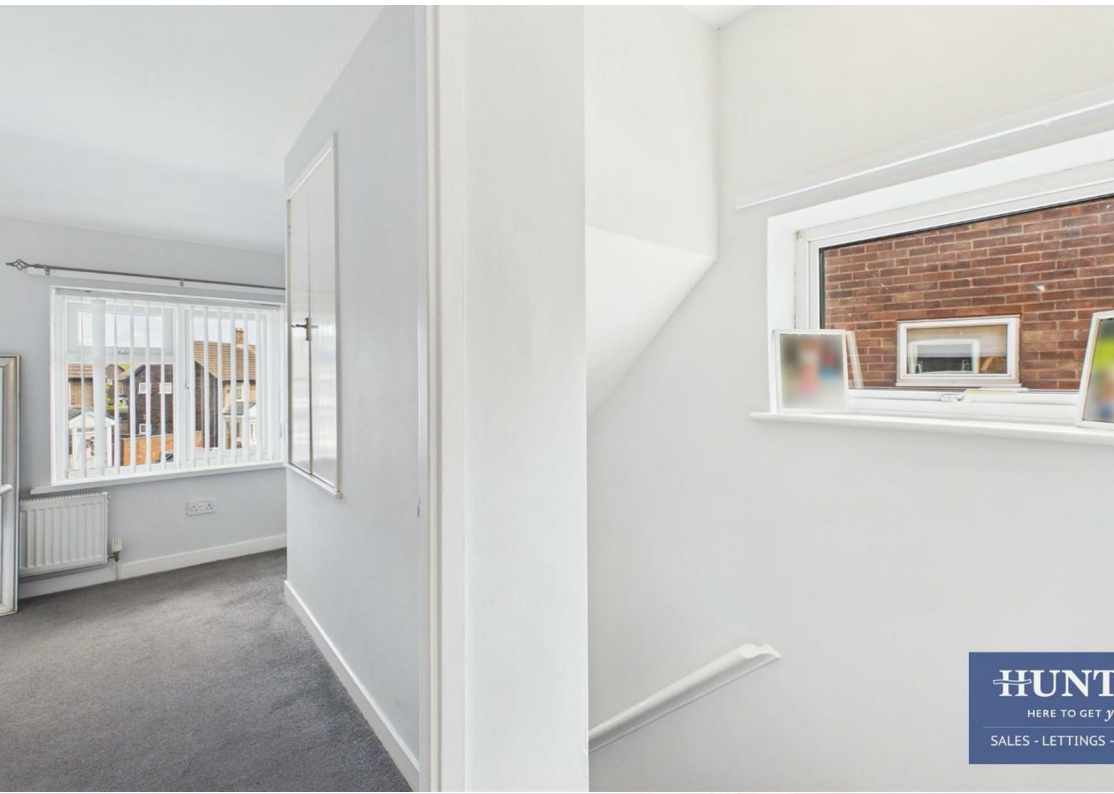
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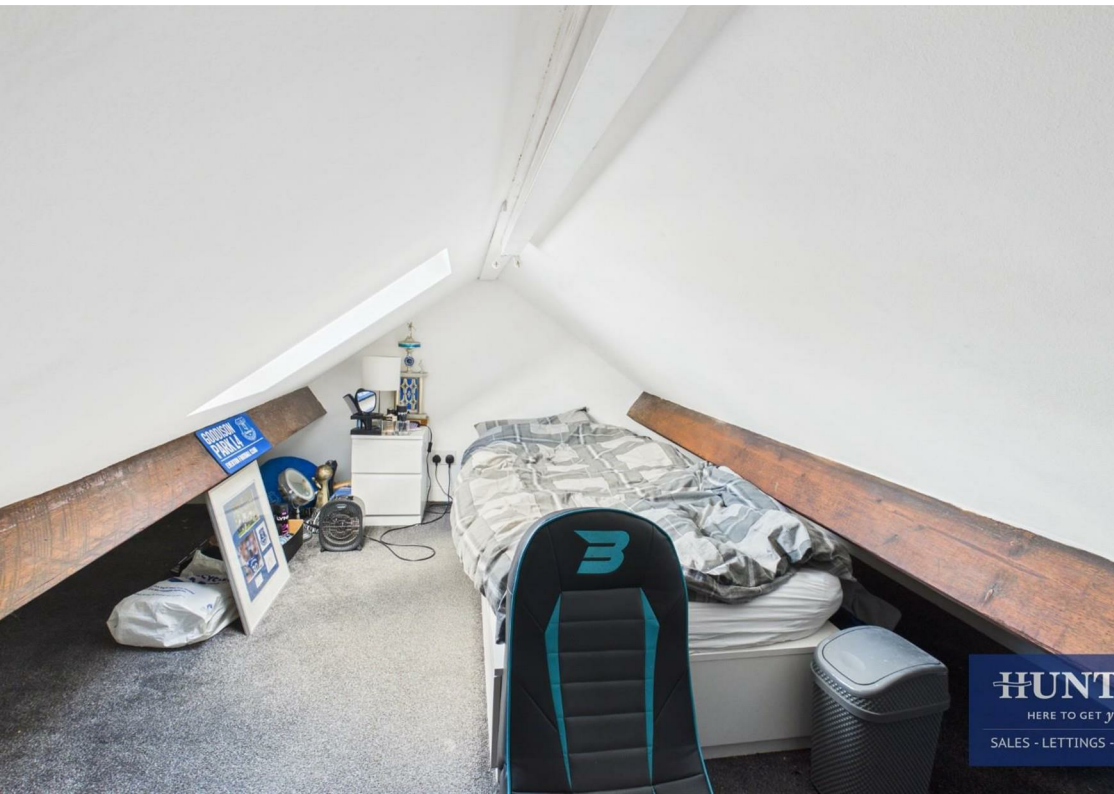




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