



Cheltenham Road, Sunderland, SR5

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# Cheltenham Road, Sunderland, SR5

Asking Price £129,950

\* PLEASE SEE VIRTUAL TOUR AND FLOORPLAN \* SEMI DETACHED \* SR5 \* TWO BEDROOM \* FAMILY HOME \* OPEN PLAN LIVING \* GARDENS TO FRONT AND REAR \* COUNCIL TAX BAND A \* EPC RATING D \*

Nestled on Cheltenham Road in Sunderland, this charming semi-detached family home offers a delightful blend of comfort and versatility. The property features two well-proportioned bedrooms, making it ideal for small families or couples seeking extra space.

Upon entering, you are greeted by an inviting open-plan living and dining area that seamlessly flows into the kitchen. This layout not only enhances the sense of space but also creates a warm and welcoming atmosphere, perfect for entertaining guests or enjoying family meals. The natural light that floods this area adds to the home's appeal, making it a truly pleasant environment to relax in.

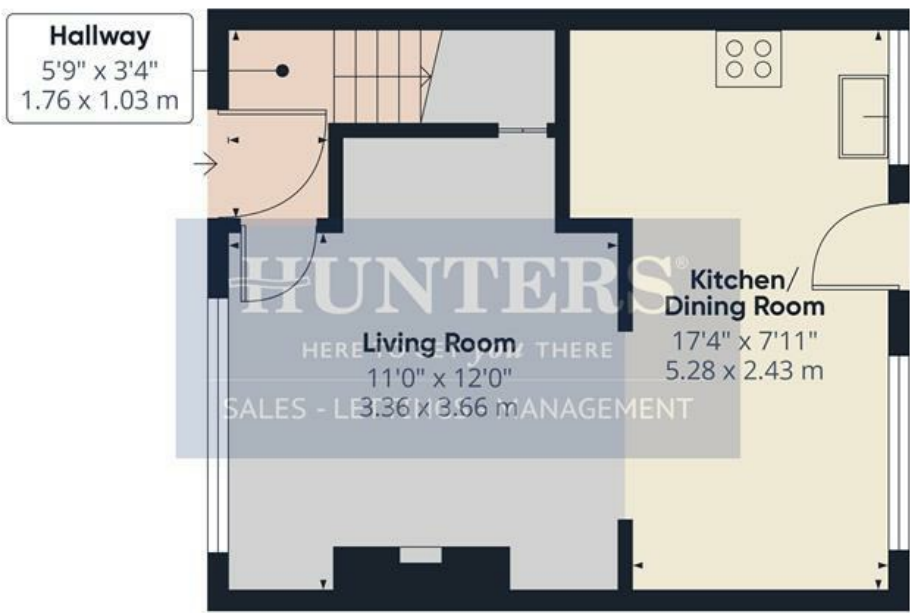
The property boasts a well-maintained garden to both the front and rear, providing ample outdoor space for children to play or for hosting summer barbecues. The rear garden features a patio and decking area, ideal for enjoying al fresco dining or simply unwinding in the sun.

Additionally, the loft space has been cleverly utilised as a third bedroom, offering flexibility for growing families or those in need of a home office. This versatile space can easily adapt to your lifestyle needs, whether it be for guests, hobbies, or work.

In summary, this semi-detached house on Cheltenham Road presents an excellent opportunity for those seeking a comfortable and adaptable home in Sunderland. With its appealing layout, outdoor spaces, and potential for further development, this property is not to be missed.

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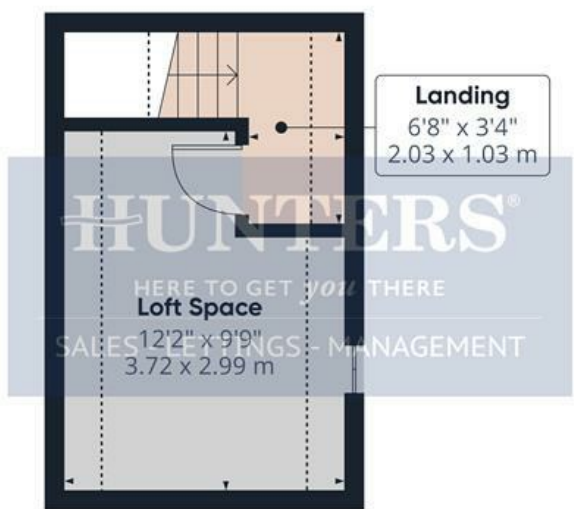




Floor 0



Floor 2



Floor 3

**Approximate total area<sup>m</sup>**  
787 ft<sup>2</sup>  
73.1 m<sup>2</sup>

**Reduced headroom**  
32 ft<sup>2</sup>  
3 m<sup>2</sup>

(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.

Hallway

5'9" x 3'4"

Living Room

11'0" x 12'0"

Kitchen/Dining Room

17'3" x 7'11"

Landing

6'7" x 13'11"

Bathroom

6'5" x 6'3"

Bedroom 1

10'7" x 10'5"

Bedroom 2

10'0" x 9'9"

Landing

6'7" x 3'4"

Loft Space

12'2" x 9'9"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(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.







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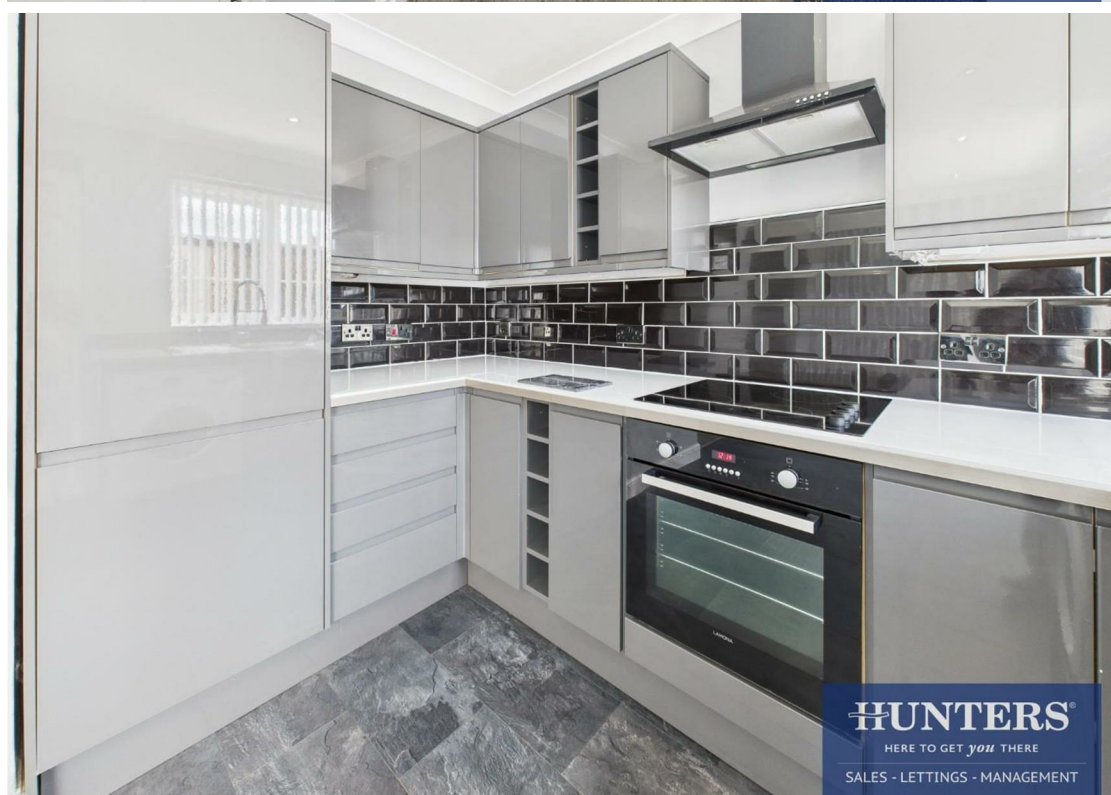
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