



Grange Park Avenue, , Sunderland, Tyne & Wear, SR5 1NS

Asking Price £285,000



# Grange Park Avenue, , Sunderland, Tyne & Wear, SR5 1NS

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* SUPERB THREE BEDROOM HOME \* GARDENS \* MODERNISED AND SPACIOUS \* COUNCIL TAX BAND - C \* EPC RATING - D \*

Nestled in the sought-after Grange Park Avenue of Sunderland, this stunning three bedroom semi-detached house offers a perfect blend of convenience and charm. As you step inside, you are welcomed by a warm and inviting hallway adorned with feature stained windows and door, setting the tone for the elegance that awaits within.

The front reception room provides an ideal space for relaxation or entertaining guests, while the real gem of this home lies in the beautiful open plan family kitchen dining room complete with patio doors that lead out to a decked area. Also benefitting from a Utility area and WC.

With three generously sized double bedrooms, this property offers ample space for a growing family or those in need of extra room. The modern bathroom and separate WC add a touch of luxury.

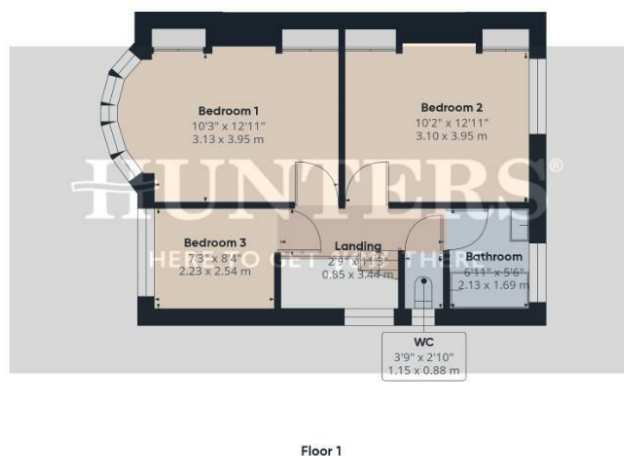
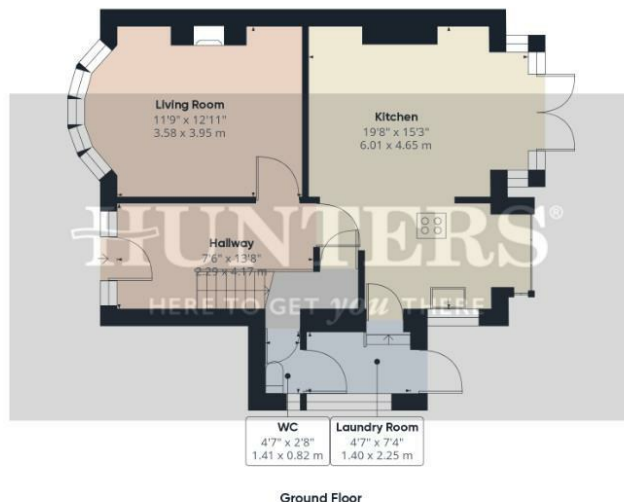
The property also boasts a front garden, gated driveway, and a corner plot with a rear garden featuring lawned and decked areas - perfect for outdoor gatherings or simply soaking in the fresh air.

Conveniently located near local shops, schools, and amenities, this house offers not just a place to live, but a lifestyle.

Don't miss out on the opportunity to make this exceptional property your own. Schedule a viewing today to experience the generous living space, modern amenities, and prime location that this house has to offer.







**HUNTERS®**  
HERE TO GET *you* THERE

Approximate total area<sup>(1)</sup>  
1056.69 ft<sup>2</sup>  
98.17 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

### Viewings

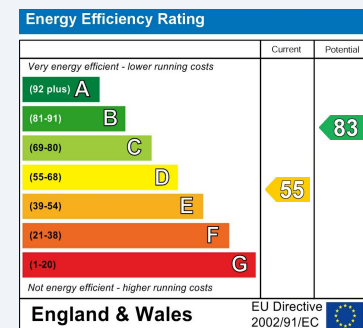
Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.