



**Greenwell Road, North Riverside, Sunderland, Tyne & Wear, SR5**

**Offers In The Region Of £260,000**





# Greenwell Road, North Riverside, Sunderland, Tyne & Wear, SR5 3FS

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* THREE BED DETACHED \*  
SUPERBLY PRESENTED \* GARDEN \* DRIVEWAY \* COUNCIL TAX BAND - C \*  
EPC RATING - B \*

Nestled on Greenwell Road in the desirable North Riverside area of Sunderland, this beautifully presented and modern detached family home is a true gem. Upon entering, you are greeted by a spacious hallway that leads into a bright and stylish living room, creating an inviting atmosphere perfect for both relaxation and entertaining guests.

The heart of the home is undoubtedly the stunning open-plan kitchen and dining area, which boasts contemporary cabinetry and high-quality finishes. This impressive space is bathed in natural light, thanks to large French doors that open directly onto the rear garden, allowing for a seamless blend of indoor and outdoor living. A conveniently located downstairs W.C. adds to the practicality of the layout.

As you ascend to the first floor, you will find three well-proportioned bedrooms. The principal bedroom is a serene retreat, complete with a sleek en-suite shower room. Bedroom two is versatile, offering ample space for a double bed or serving as an ideal home office or guest room. Bedroom three is perfectly suited for a child's room or nursery. The family bathroom is finished to a high standard, featuring contemporary tiling and a modern suite.

Outside, the property boasts a private rear garden, primarily laid to lawn with dual paved areas, providing an ideal space for children to play, summer entertaining, or simply enjoying a peaceful moment outdoors. The garden is fully enclosed, ensuring safety and security, with direct access from the kitchen/diner.

Situated in a sought-after residential area, this home enjoys excellent access to local amenities, schools, and transport links. Sunderland city centre, local shops, and the coast are all within easy reach, along with convenient road connections via the A19.

Viewing is highly recommended !

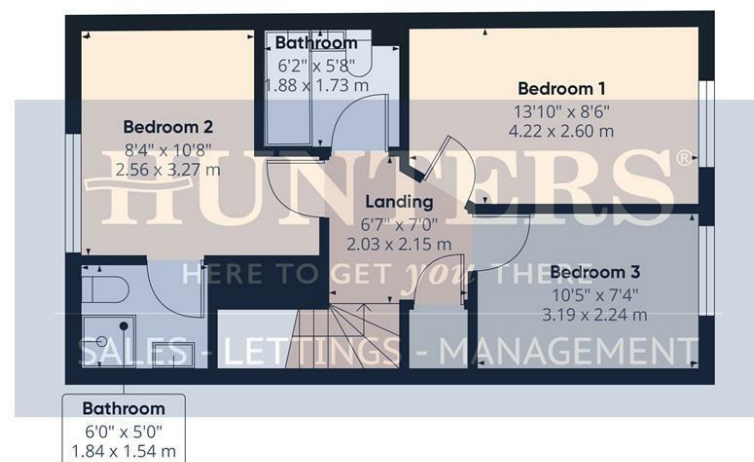








Floor 0



Floor 1

**HUNTERS**  
HERE TO GET *you* THERE  
SALES - LETTINGS - MANAGEMENT

Approximate total area<sup>(1)</sup>  
883 ft<sup>2</sup>  
82.1 m<sup>2</sup>

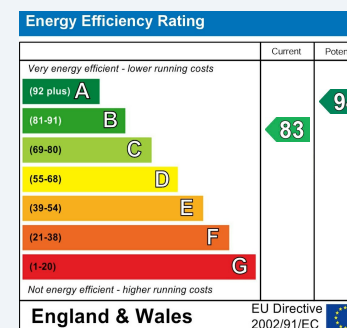
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## 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.

### 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.