



Plumtree

Avenue, Sunderland

- PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN
- BEAUTIFUL HOME
 - TWO DOUBLE BEDROOMS
 - IDEAL FIRST TIME BUY
 - COUNCIL TAX BAND - A

- TWO BEDROOM MID TERRACE
- UPGRADED THROUGHOUT
- EXTENDED KITCHEN
- VIEWS TO THE FRONT
- EPC - TBC

Tenure: Freehold

Offers In Excess Of £125,000

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Plumtree Avenue, Sunderland

DESCRIPTION

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN * TWO BEDROOM MID TERRACE * WEAR VIEW SR5 * LOVELY HOME * IDEAL FIRST TIME BUY * TWO DOUBLE BEDROOMS * EXTENDED KITCHEN * VIEWS TO FRONT * COUNCIL TAX BAND - A * EPC - C *

This is a lovely two bedroom mid terrace on the popular Wear View development.

Always a sought after location with it's easy access to the A19, A1231 and city centre.

The property itself has been upgraded throughout and would make an ideal first time buy, or perhaps for those looking to downsize.

With a modern finish throughout this is ready to move straight into. Kitchen, bathroom and decor are all of an excellent standard.

Occupying an enviable position, with open grassed area to the front and views toward the Northern Spire bridge,

We would recommend early viewing to avoid disappointment.

Briefly comprising -

Entrance Lobby

Living Room with Dining Area

Kitchen

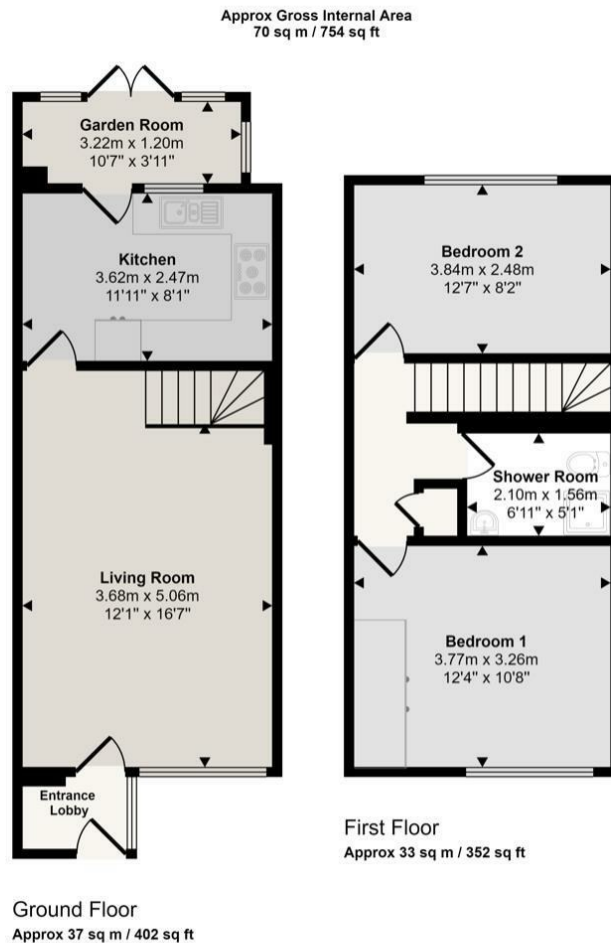
Extended kitchen/utility

Two Double Bedrooms

Shower Room

Low Maintenance Rear Garden





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Council Tax: A

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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.

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

Viewing

Please contact our Hunters Sunderland Office on 0191 594 7788 if you wish to arrange a viewing appointment for this property or require further information.

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