



Hathaway Gardens, SR3

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# Hathaway Gardens, SR3

Asking Price £220,000

\* PLEASE VIEW VIRTUAL TOUR AND FLOORPLANS \* SEMI DETACHED \* 3 BEDROOM \* FREEHOLD \* GARDEN \* COUNCIL TAX BAND C \* EPC RATING D \*

This very well presented three-bedroom semi-detached house is offered for sale in a sought-after residential area of Sunderland, well placed for families and a wide range of buyers.

The ground floor features a practical kitchen, which benefits from having a newly installed boiler (January 2026), and an open-plan living/dining room with a modern fireplace and wood slat panel feature. The reception space enjoys a garden view and direct access to the garden, with built-in storage adding useful functionality. The hallway benefits from under-stairs storage.

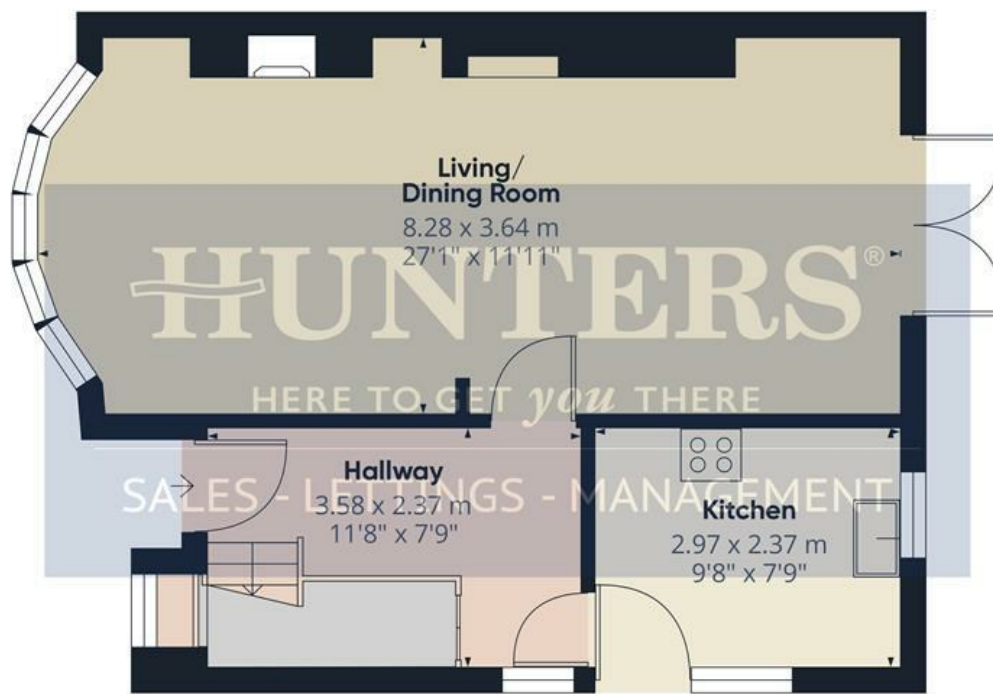
Upstairs, the accommodation comprises a master bedroom with built-in storage, a further double bedroom and a single bedroom. The modern bathroom includes a contemporary bathroom suite with brushed gold fittings, modern tiles and a heated towel rail.

Externally, the property offers a garden and driveway parking, providing off-street convenience.

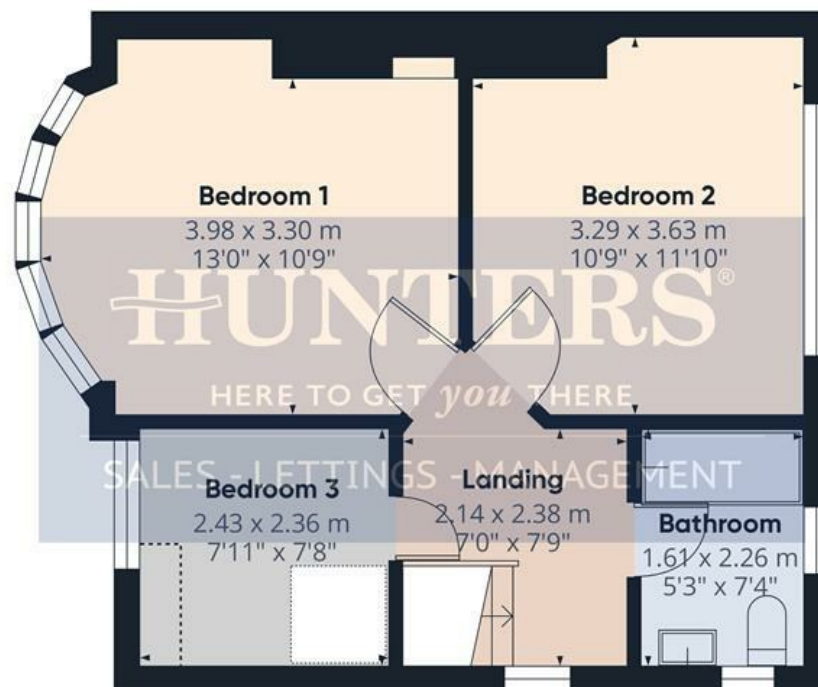
The house is situated in a popular part of Sunderland with good access to local amenities. Nearby schools make this location attractive for families, and local parks provide green space for recreation and walking. The wider area offers access to Sunderland's shopping, leisure and employment facilities, as well as a variety of cafés and everyday services.

Overall, this semi-detached three-bedroom house provides excellent accommodation, parking and a garden in a desirable Sunderland location.

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Floor 0



Floor 1

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

82.1 m<sup>2</sup>  
884 ft<sup>2</sup>

**Reduced headroom**

0.4 m<sup>2</sup>  
5 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



Hallway

11'8" x 7'9"

Living/Dining Room

27'1" x 11'11"

Kitchen

9'8" x 7'9"

Landing

7'0" x 7'9"

Bedroom 1

13'0" x 10'9"

Bedroom 2

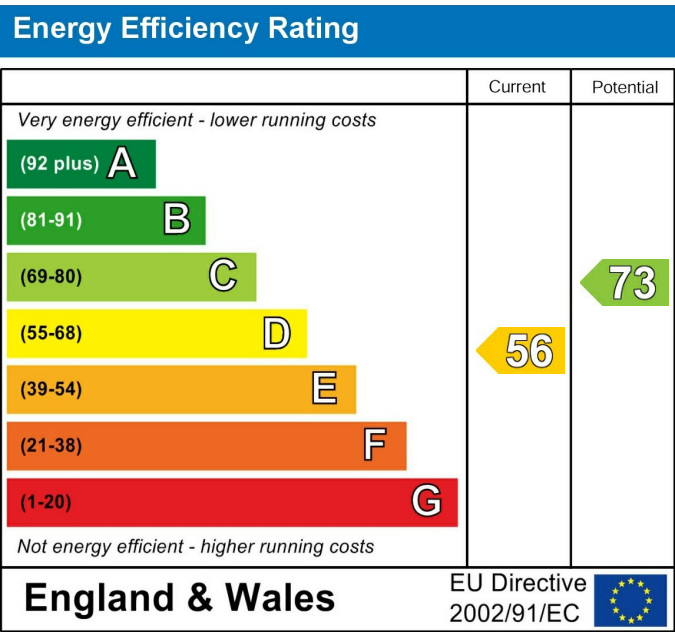
10'9" x 11'10"

Bedroom 3

7'11" x 7'8"

Bathroom

5'3" x 7'4"



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.



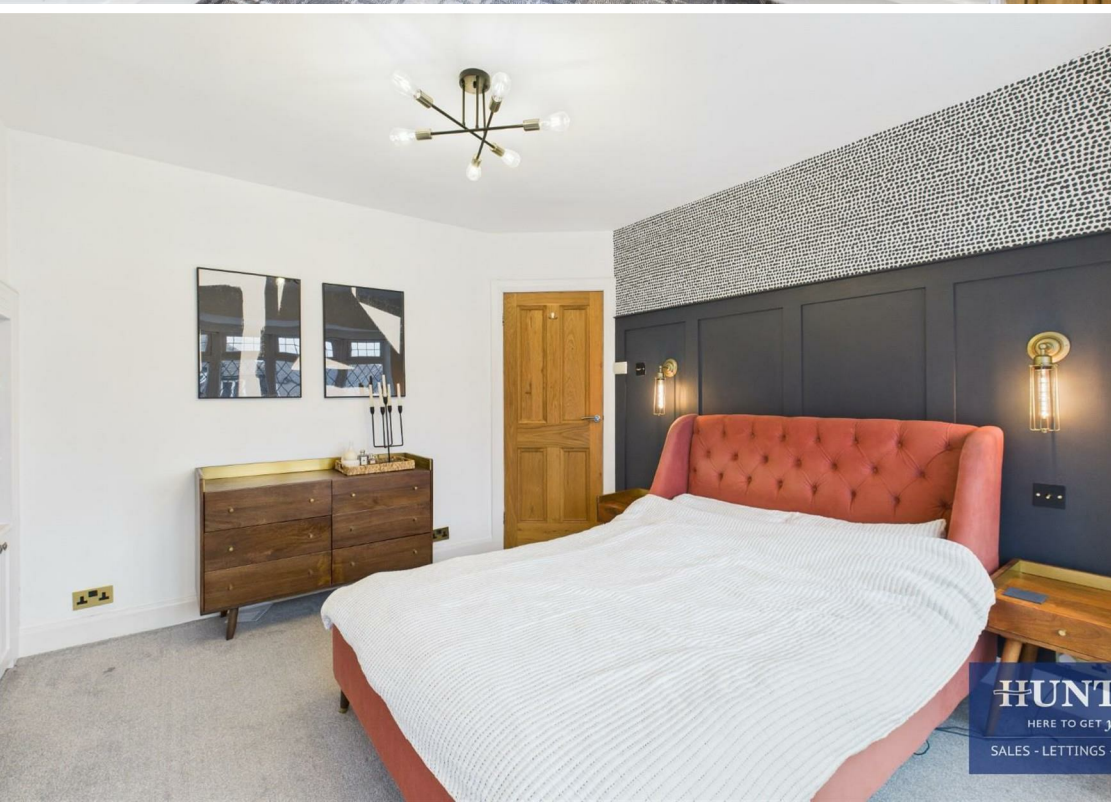




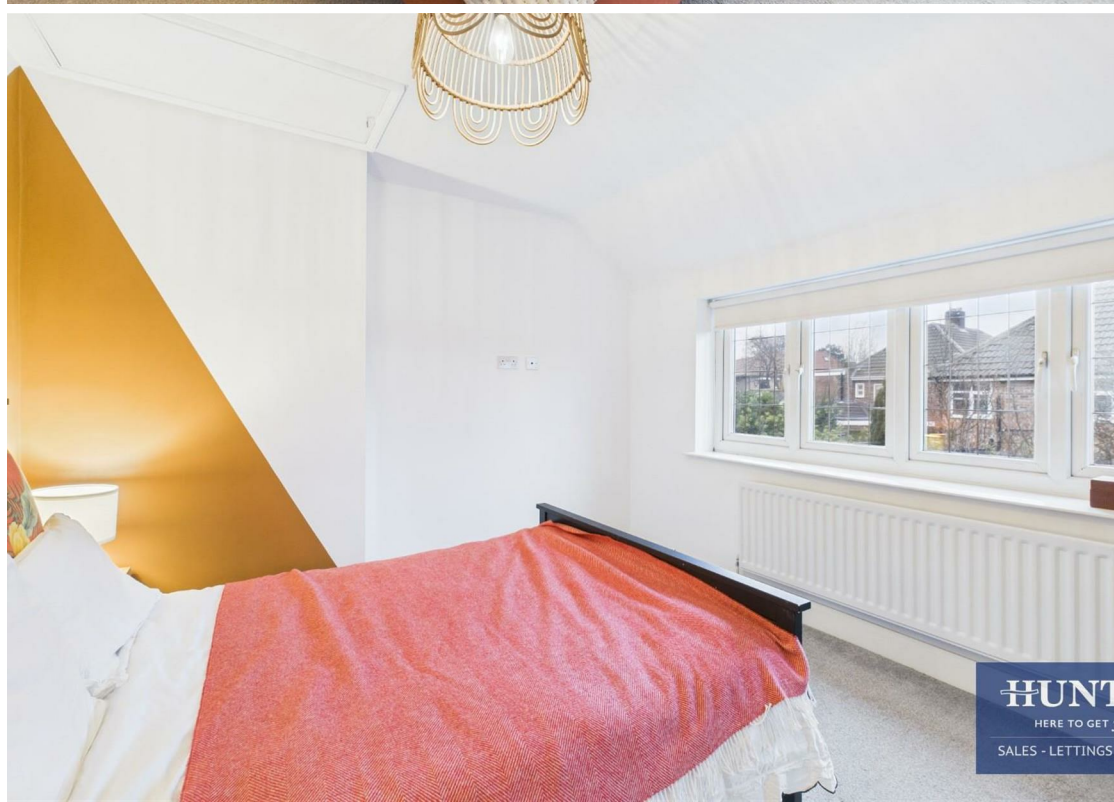
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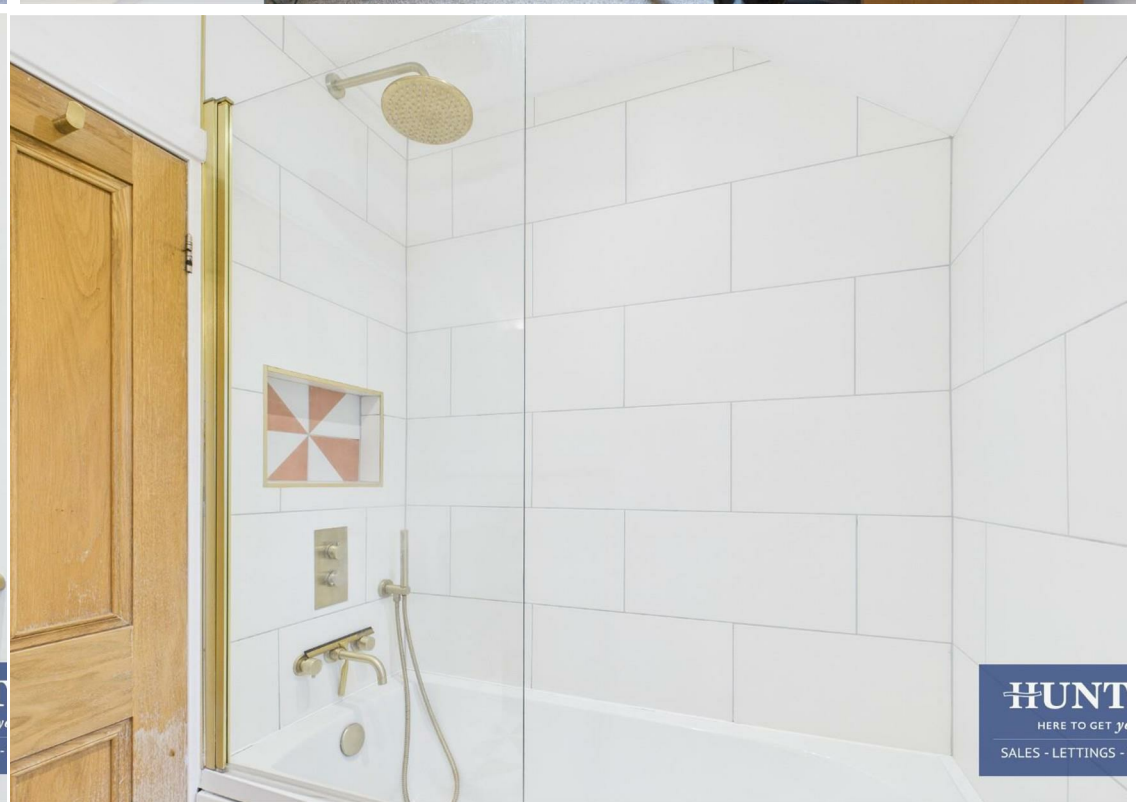
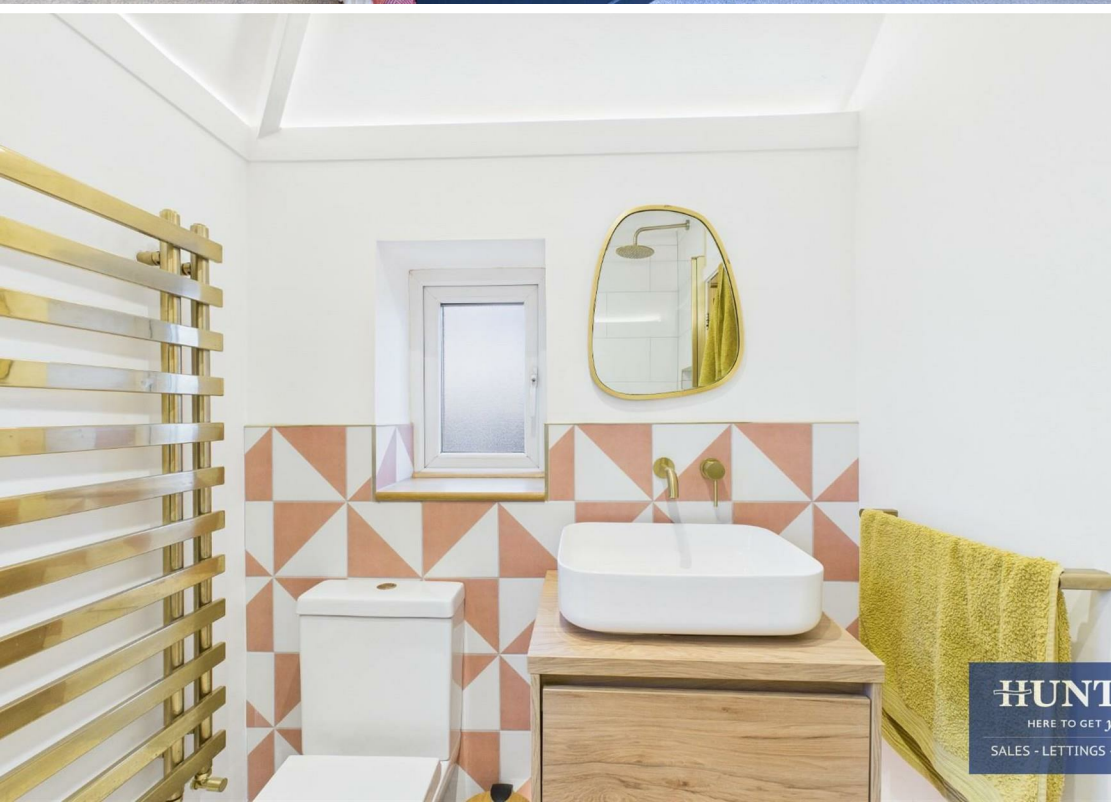
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