



**Bradford Avenue, Town End Farm, Sunderland, Tyne & Wear, SR5**

**Offers In The Region Of £139,950**

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

# Bradford Avenue, Town End Farm, Sunderland, Tyne & Wear, SR5 4LB



PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN\* THREE BEDROOMS \* OPEN PLAN \* GARDENS \* COUNCIL TAX BAND A \*

Presenting an immaculate three-bedroom house, ideally positioned in a highly sought-after location, with excellent proximity to amenities, transport links and the city centre.

Upon entry, you are welcomed into a beautifully configured open-plan living space. The spacious reception room features thoughtfully designed built-in shelving and an elegant inset electric fire, combining functionality and warmth for a perfect family setting.

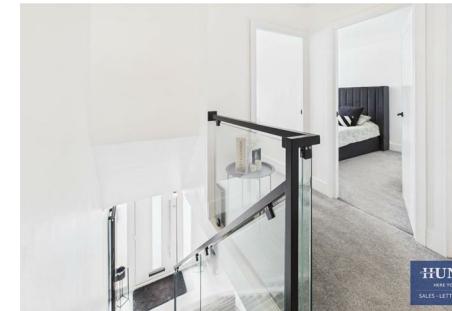
A striking glass balustrade introduces a touch of contemporary style, seamlessly linking the living area with the open-plan kitchen. The modern kitchen boasts a bright breakfast area, offering a delightful space for morning gatherings.

The accommodation comprises a well-proportioned master bedroom complemented by two additional single bedrooms, ensuring comfortable living arrangements for children or guests. The modern bathroom is finished to a high standard, equipped with built-in storage and a heated towel rail for added convenience and luxury.

Externally, the property impresses with a large garden—ideal for family enjoyment and outdoor entertaining. The garden benefits further from attractive paving and a dedicated decking area, perfect for relaxing in the warmer months. For practical storage needs, there is secure external storage with electric roller shutters.

This exceptional residence delivers a turnkey solution that is sure to appeal to a wide range of buyers looking to settle into an immaculate, thoughtfully enhanced home.

Early viewing is highly recommended.



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**Living Room**  
15'8" x 12'6"

**Landing**  
7'6" x 7'2"

**Bedroom 2**  
9'3" x 8'7"

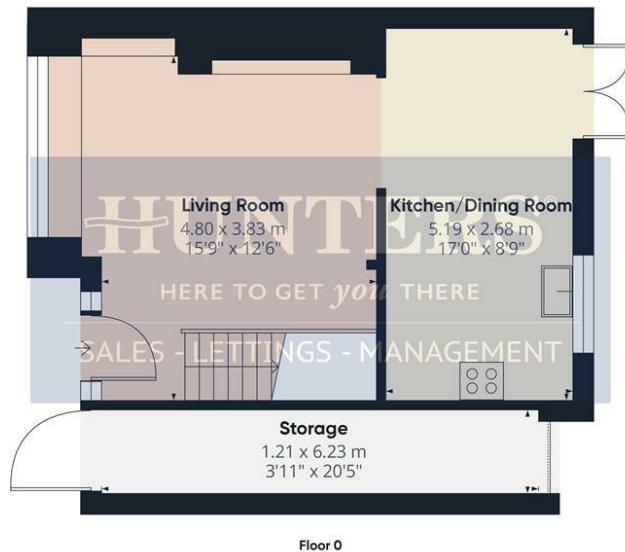
**Kitchen/Dining Room**  
17'0" x 8'9"

**Bathroom**  
7'8" x 5'5"

**Bedroom 3**  
7'6" x 9'8"

**Storage**  
3'11" x 12'6"

**Bedroom 1**  
9'2" x 14'2"



### 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.

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SALES - LETTINGS - MANAGEMENT

Approximate total area<sup>(1)</sup>  
74.5 m<sup>2</sup>  
803 ft<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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		70
(69-80)	C		
(55-68)	D		
(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.

**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.