



Baker Square, Town End Farm, Sunderland, Tyne & Wear, SR5

Offers In The Region Of £129,950



Baker Square, Town End Farm, Sunderland, Tyne & Wear, SR5 4HD

DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * FOUR BEDROOMS * NO ONWARD CHAIN * CUL DE SAC POSITION * COUNCIL TAX BAND - A * EPC RATING - C * FREEHOLD *

Perfectly positioned in the cul-de-sac of Baker Square, Sunderland, this mid-terrace house offers a splendid opportunity for those in search of spacious and comfortable living.

Spanning an impressive 1075 square feet, the property features four generously sized bedrooms, making it an ideal choice for a wide range of buyers.

Upon entering, you are welcomed by an inviting entrance lobby that leads into a reception hall. The ground floor is designed for both relaxation and socialising, featuring a cosy lounge and an open-plan dining room and kitchen.

The first floor houses the four bedrooms, alongside a well-appointed bathroom, ensuring convenience for all residents. Externally, the property boasts a small patio garden at the rear, providing an outdoor space as well as a front garden that adds to the overall charm of the home.

This residence is equipped with gas central heating and UPVC double glazing, ensuring a warm and energy-efficient environment throughout the year. Its prime location near the A19 makes it particularly appealing for commuters, with easy access to major employers such as Nissan, Doxford International, and Amazon.

While the property may benefit from some modernisation, it presents a fantastic opportunity for personalisation and improvement.

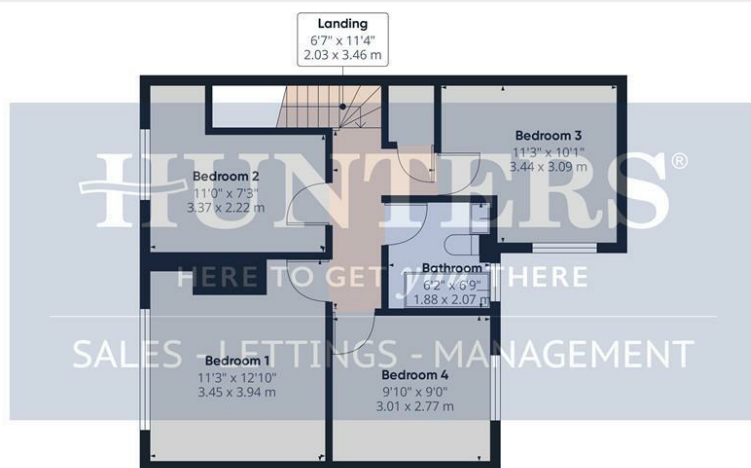
We highly recommend viewing this property to fully appreciate its potential and charm.

Don't miss the chance to make this property your new home in the sought-after Town End Farm estate.

Viewing comes highly recommended !







Viewings

Please contact 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⁽¹⁾
1075 ft²
99.9 m²

(1) Excluding balconies and terraces

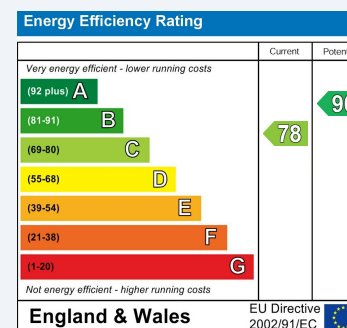
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.