



Boston Street, Town End Farm, SR5

HUNTERS[®]
HERE TO GET *you* THERE

Boston Street, Town End Farm, SR5

£94,950

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS * 3 BEDROOM * MID TERRACE * FREEHOLD * COUNCIL TAX BAND A * EPC RATING TBC *

This three-bedroom terraced house in Sunderland is for sale and offers a fantastic blank canvas for buyers keen to put their own personal touch on a property. Ideal for first-time buyers, investors or families, it provides a practical layout with two reception rooms and useful parking.

On the ground floor, you'll find a separate living room and dining room, giving flexibility for both everyday living and entertaining. Upstairs, there is a master bedroom with built-in wardrobes, a further double bedroom and a single bedroom, providing options for children, guests or a home office. The property needs renovation, making it well suited to those looking for a project.

Boston Street is well placed for local amenities, with shops, supermarkets and everyday services within easy reach. There are nearby schools, making the location convenient for families with children of different ages.

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Floor 0



Floor 1



Approximate total area⁽¹⁾

70 m²

753 ft²

(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

Hallway

5'7" x 12'5"

Living Room

11'10" x 13'6"

Dining Room

9'9" x 8'8"

Kitchen

7'7" x 8'8"

Landing

7'7" x 7'1"

Bedroom 1

8'5" x 12'6"

Bedroom 2

10'2" x 10'0"

Bedroom 3

7'7" x 9'7"

Bathroom

4'10" x 5'5"

WC

2'7" x 4'9"

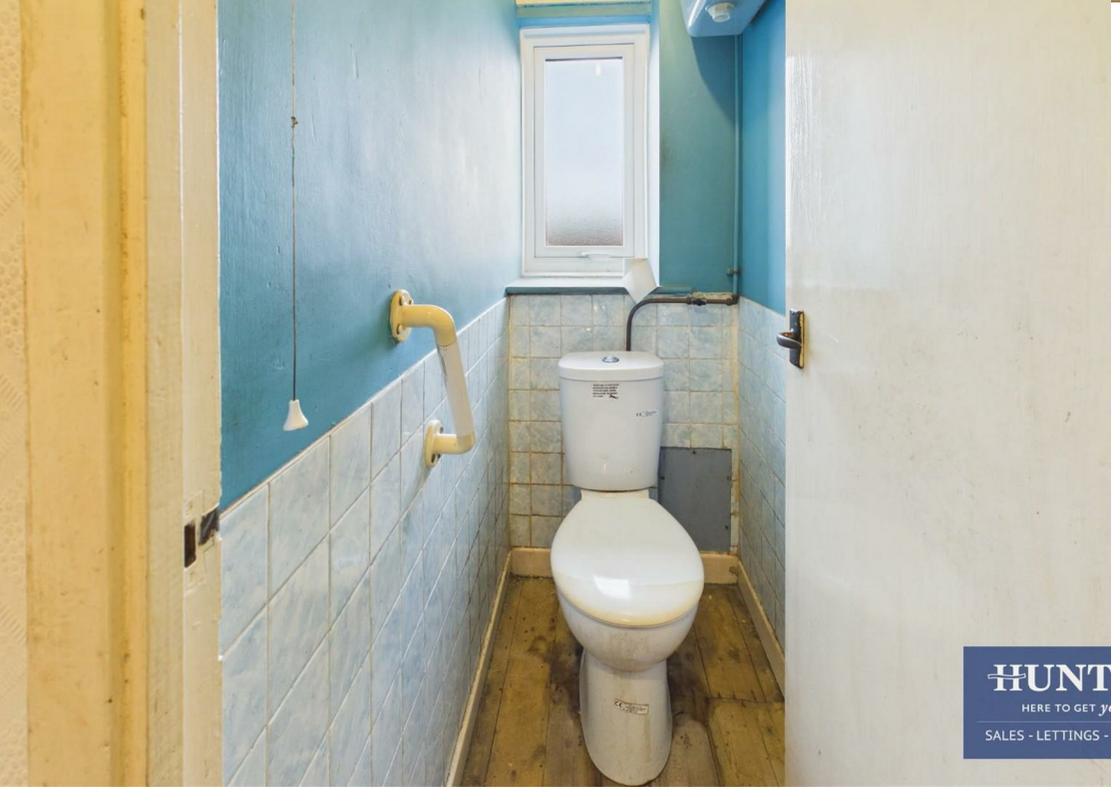
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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. 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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