



Blaydon Avenue, Town End Farm, SR5

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Blaydon Avenue, Town End Farm, SR5

£205,000

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS * 3 BEDROOM * SEMI DETACHED * LEASEHOLD * COUNCIL TAX BAND C * EPC RATING A * GARDEN * DRIVEWAY *

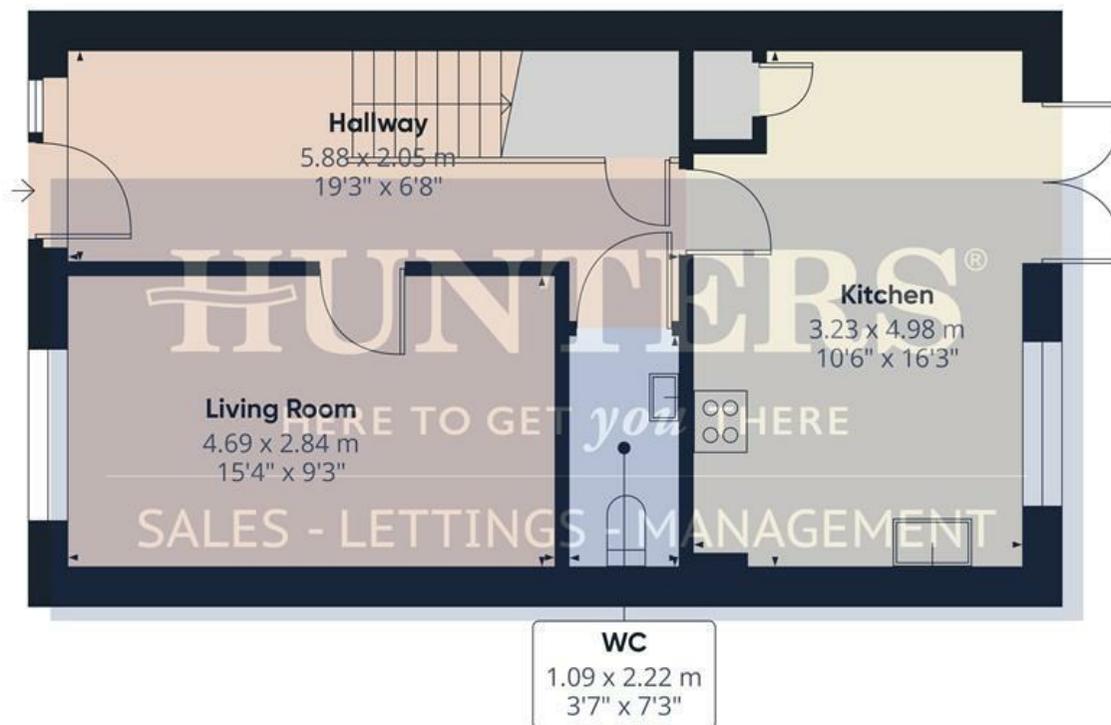
Welcome to this nearly new semi-detached house located on Blaydon Avenue in Sunderland. This delightful property offers a generous living space of 927 square feet, making it an ideal home for families or those seeking extra room to breathe.

As you enter, you will find a well-proportioned reception room that provide versatile spaces for relaxation and entertainment. The natural light that floods these areas creates a warm and inviting atmosphere. The house boasts three comfortable bedrooms, perfect for restful nights and personal retreats. The bathroom is conveniently located, ensuring ease of access for all.

One of the standout features of this property is its impressive energy efficiency, highlighted by an A rating on the Energy Performance Certificate (EPC). The inclusion of solar panels and an air source heat pump not only contributes to a sustainable lifestyle but also helps to reduce energy costs.

Outside, the large garden offers a wonderful space for outdoor activities, gardening, or simply enjoying the fresh air. The property also benefits from a driveway that accommodates parking for one vehicle, complete with an electric vehicle charging point, catering to modern needs. With its modern amenities and spacious layout, this property is sure to appeal to a wide range of buyers. Do not miss the opportunity to make this exceptional house your new home.

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Floor 0



Floor 1



Approximate total area⁽¹⁾
 86.1 m²
 927 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.

Hallway

19'3" x 6'8"

Living Room

15'4" x 9'3"

WC

3'6" x 7'3"

Kitchen

10'7" x 16'4"

Landing

11'6" x 3'2"

Bedroom 1

14'6" x 8'3"

Bedroom 2

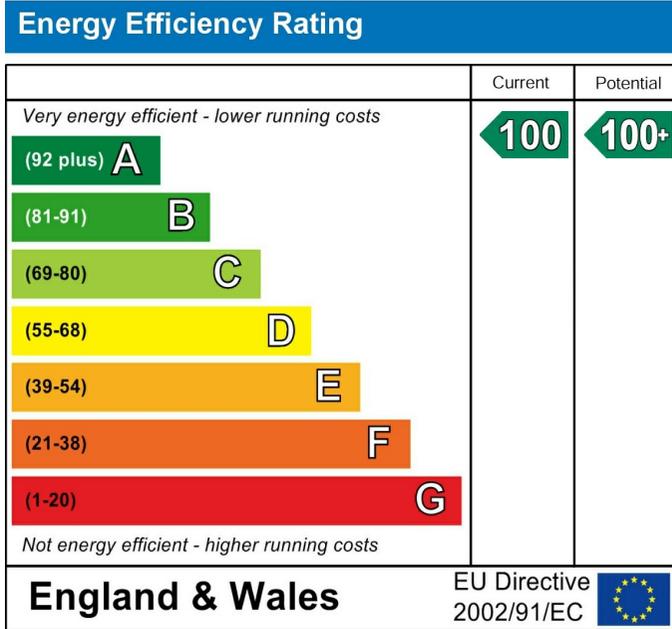
8'9" x 16'4"

Bedroom 3

10'11" x 7'9"

Bathroom

5'6" x 9'3"

Rear Garden

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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