



**HUNTERS**

**Glasbury Avenue, Nookside, Sunderland, Tyne & Wear, SR4 8NT**



**HUNTERS**

HERE TO GET *you* THERE

**Offers In The Region Of £245,000**

# Glasbury Avenue, Nookside, Sunderland, Tyne & Wear, SR4 8NT

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN \* SEMI DETACHED BUNGALOW \* SUPERBLY PRESENTED \* GARAGE & GARDENS \* COUNCIL TAX BAND - C \* EPC - D \*

Welcome to this charming semi-detached bungalow located on the desirable Glasbury Avenue in Sunderland.

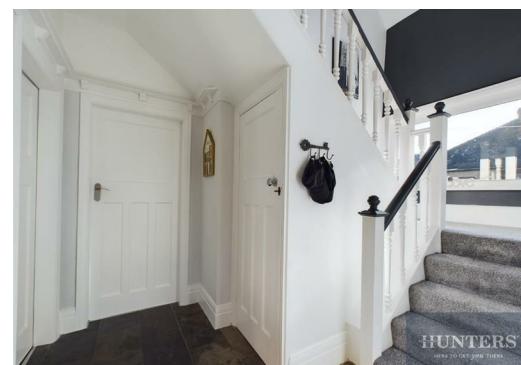
This lovely property boasts a spacious living/dining room, perfect for entertaining guests or relaxing with your family. With two double bedrooms, loft room and an additional sitting room that can easily be converted into a third bedroom, there is plenty of space for everyone.

The property features a newly renovated kitchen and bathroom both designed and fitted to a high standard. The whole property is in excellent decorative order, internally ensuring a modern and stylish living experience. Externally boasting a courtyard garden, detached garage and driveway providing parking for two vehicles, thus offering convenience and security for your transportation needs.

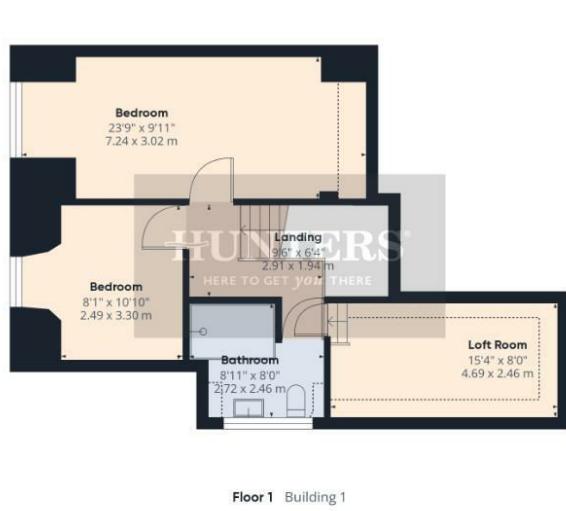
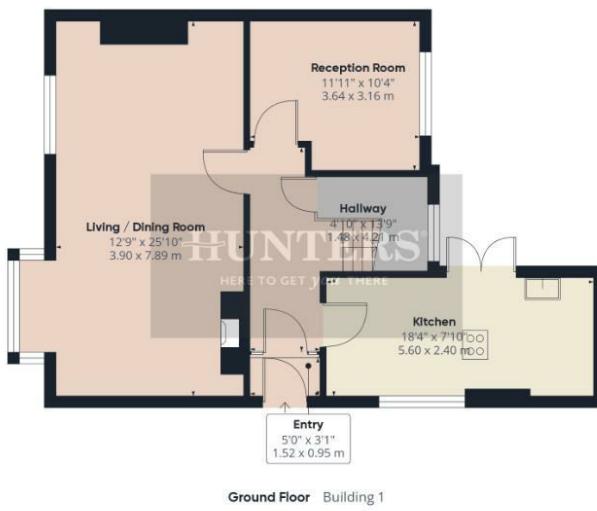
Surrounded by pleasant gardens, this Dutch-style bungalow exudes a tranquil atmosphere. Its proximity to the A19, local amenities, and the city centre makes it a convenient location for all your daily needs.

Don't miss out on the opportunity to own this delightful property that combines comfort, style, and practicality in one perfect package.

Contact us today to arrange a viewing and make this bungalow your new home sweet home in Sunderland.







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

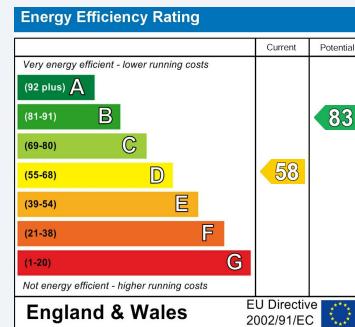
Approximate total area<sup>(1)</sup>

1446.44 ft<sup>2</sup>  
134.38 m<sup>2</sup>

Reduced headroom  
717.85 ft<sup>2</sup>  
6.2 m<sup>2</sup>

## 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.



### 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.

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft/1.5 m

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

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.