



HUNTERS®
HERE TO GET *you* THERE

33 Blucher place, Chester Gate, Sunderland, Tyne & Wear,
SR4 9AL

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Asking Price £210,000

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN * THREE BEDROOM SEMI DETACHED * CHESTER GATE SR4 * SUPERB FAMILY HOME * SOUGHT AFTER LOCATION * BALANCE OF 10 YEAR NHBC GUARANTEE * MASTER BEDROOM WITH EN SUITE * LANDSCAPED REAR GARDEN * OFF ROAD PARKING * COUNCIL TAX BAND - B * EPC - B *

This is a superb three bedroom semi detached property on the new development at Chester Gate. The estate has proved to be a huge success with homes selling out quickly.

It's an ideal location, just off Chester Road with easy access to the A19 as well as the city centre.

The property itself still has the balance of the NHBC guarantee to run (approximately nine years at the time of writing, exact date to be confirmed).

Offering spacious accommodation throughout with a modern and stylish finish. The current owners optioned quite a few extras in addition to the standard specification. .

A light and airy hallway leads into the living room with a large window letting in plenty of light. A useful WC is tucked under the stairs, then we are into the stunning open plan kitchen dining area.

A range of wall and floor units are arranged around a centre island. The kitchen is well equipped with integrated appliances throughout, modern lighting and opens onto the rear garden.

The subject of considerable expenditure, the landscaped rear garden is an exceptional space to enjoy. Far reaching views to the West include Penshaw Monument.

Up the stairs to the first floor and the master bedroom - a large double which has an en suite shower room and stunning views to the West.

There are two further bedrooms, both generously proportioned and the family bathroom .

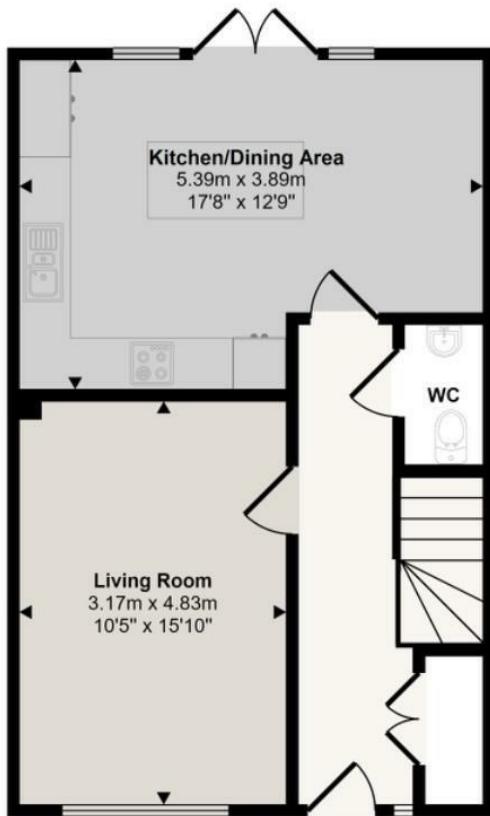
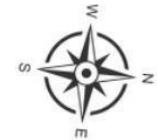
To the front there is off road parking with space for two cars.

In summary, a superb home which is practically brand new and offers ready to move into accommodation.

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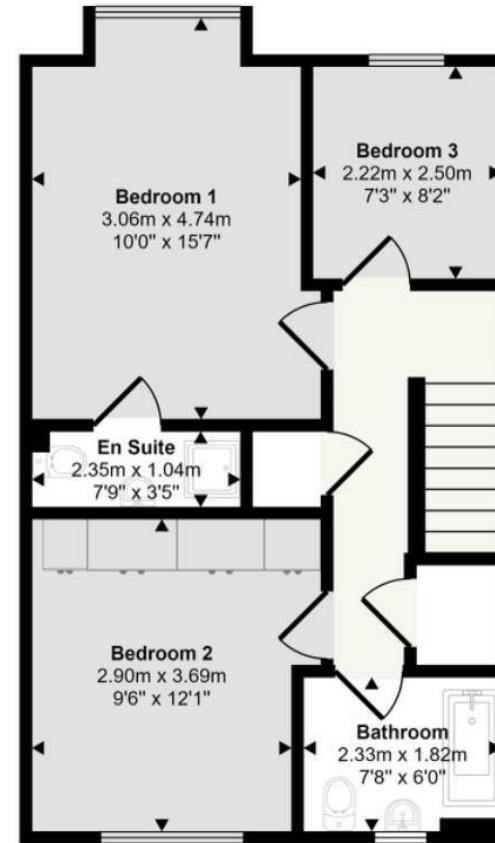
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Approx Gross Internal Area
98 sq m / 1055 sq ft



Ground Floor

Approx 48 sq m / 515 sq ft



First Floor

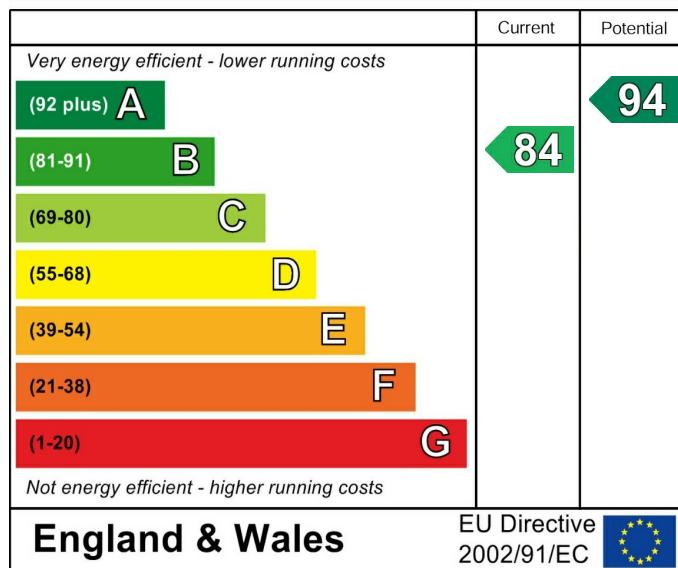
Approx 50 sq m / 539 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	94
(81-91) B	84
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales

Energy Efficiency Rating



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.







