Boston Street, Town End Farm, Sunderland, SR5

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Boston Street, Town End Farm, Sunderland, SR5

Offers In The Region Of £100,000

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * THREE BEDROOMS * NO ONWARD CHAIN * CLOSE TO AMENITIES * FREEHOLD * COUNCIL TAX BAND - A * EPC RATING - D *

We are delighted to present this well maintained semi-detached property listed for sale, perfectly located within reach of various local amenities, schools, public transport links and offering direct access to walking and cycling routes. Requiring modernisation, this home offers immense potential for investors, first-time buyers, or families looking to put their stamp on their new property.

The property's highlights feature an open-plan kitchen, dining and reception room, igniting a spacious atmosphere that's perfect for family living or entertaining guests. The kitchen, with an attached utility/storage room, offers practicality, and access to the side of the building. The reception room offers ample space for relaxation and benefits from extra storage.

In total, the property offers three bedrooms: two double bedrooms and one single bedroom. Of the doubles, one is a master bedroom, promising ample space and privacy. There is one family-sized bathroom.

Externally, the property stands out with convenient off street parking, a vital asset considering its popular and sought-after location.

All these features collectively contribute to making this property a unique opportunity for those willing to undertake a renovation project. Its strategic location, adequate living spaces, and attractive elements like open-plan areas and on-site parking, significantly boost its appeal. So, whether you're a family looking to create new memories, an investor seeking a profitable venture, or a first-time buyer looking to start your home ownership journey, this property offers an ideal entry point.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788
sunderland@hunters.com | www.hunters.com

Floor 0

Floor 1

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Approximate total area(1)

797 ft²

73.9 m²

(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.

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Entry
8'5" x 3'2"

Living Room
16'11" x 13'7"

Dining Room
8'10" x 8'9"

Kitchen
7'6" x 8'7"

Store Room / Utility
7'9" x 7'0"

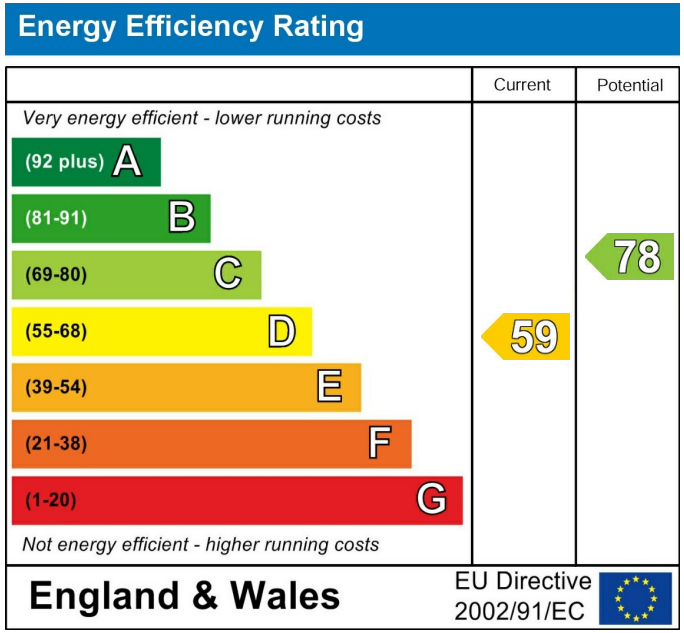
Landing
7'7" x 7'4"

Bedroom 1
9'2" x 14'1"

Bedroom 2
9'2" x 8'8"

Bedroom 3
7'8" x 9'4"

Bathroom
7'6" x 5'5"



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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