



Flint Road, Alexandra Park, Sunderland, Tyne & Wear, SR4 6FB

Asking Price £240,000



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PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * FOUR BEDROOM DETACHED * MASTER EN-SUITE * UTILITY * GARAGE * SR4 * DRIVEWAY * CLOSE TO CITY CENTRE AND AMENITIES * COUNCIL TAX BAND - D * EPC RATING - C *

Nestled on Flint Road in Sunderland, this beautifully presented four-bedroom detached home is an ideal choice and offers ready to move into accommodation.

The ground floor welcomes you with a spacious lounge that seamlessly flows into an open-plan kitchen and dining area, perfect for both entertaining and everyday living. The modern kitchen is well designed to include integrated appliances, complemented by a utility room that provides additional workspace and storage, along with convenient access to a separate w/c.

As you ascend to the first floor, you will find four generously sized bedrooms, including a master suite that boasts an en suite shower room, The family bathroom serves the remaining bedrooms, providing a comfortable and functional space for all.

Externally, the property features a delightful rear garden, complete with a patio area and a grassy expanse, ideal for outdoor gatherings or simply enjoying the fresh air. Additionally, there is an integral garage with an up-and-over door, offering secure parking and extra storage options.

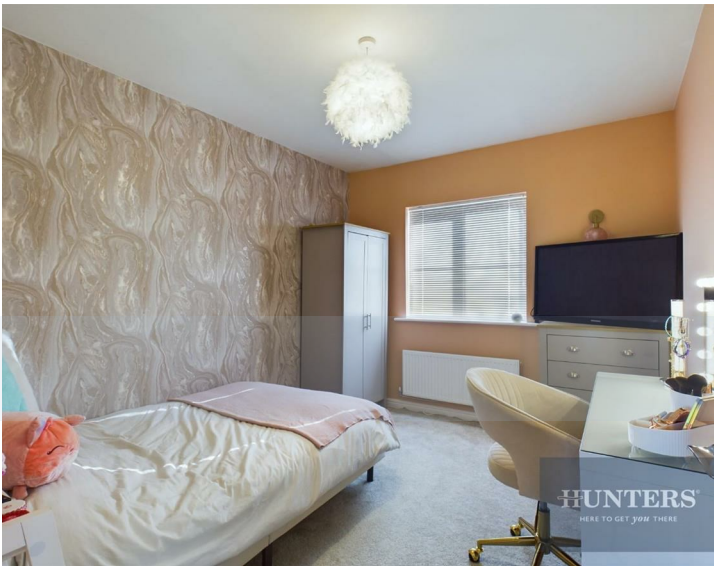
Conveniently located for easy access to the A19 and Sunderland city centre, this property caters to a wide range of buyers.

Impeccably maintained and beautifully presented throughout.

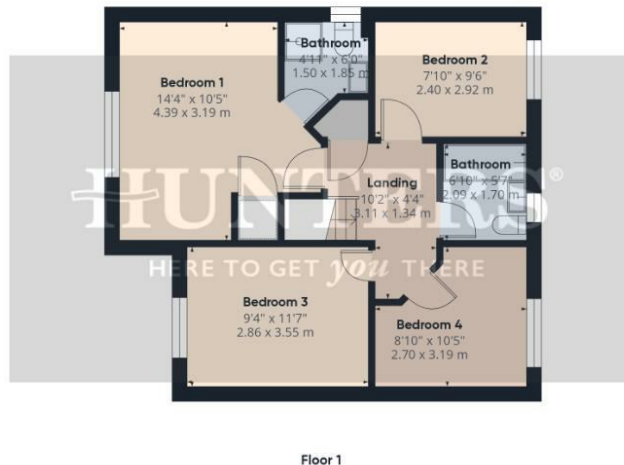
Viewing is highly recommended!



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Hallway 4'5" x 6'11"	Utility 5'2" x 7'0"	Bathroom 4'11" x 6'0"	Bedroom 4 8'10" x 10'5"
Living Room 11'2" x 15'10"	WC 5'3" x 2'11"	Bedroom 2 7'10" x 9'6"	
Kitchen 18'5" x 10'2"	Bedroom 1 14'4" x 10'5"	Bedroom 3 9'4" x 11'7"	



Viewings

Please contact 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.

HUNTERS
HERE TO GET *you* THERE

Approximate total area⁽¹⁾
1026.99 ft²
95.41 m²

(1) Excluding balconies and terraces

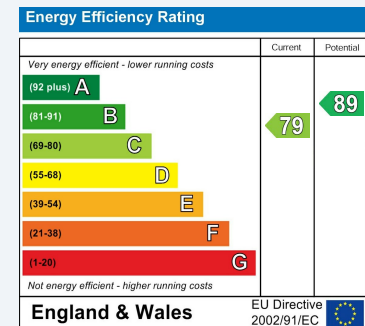
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.



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.