Holborn Road, Sunderland SR4

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Holborn Road, Sunderland, SR4

£125,000

* 2 BEDROOM * FREEHOLD * DOUBLE DRIVEWAY * LARGE FRONT AND REAR GARDENS * COUNCIL TAX BAND A *

For sale, a well-presented two-bedroom semi-detached house situated on Holborn Road in Sunderland, offering generous outdoor space, off-street parking and convenient access to local amenities.

Set back from the road, the property benefits from a large front garden and a substantial driveway providing parking for two cars. Inside, the spacious living room features a bay window allowing plenty of natural light, an electric fire and an attractive slat-panelled feature wall. Glass-panelled internal doors add a modern finish, creating a bright and welcoming living space.

The modern kitchen is well laid out, with a tiled floor, views over the rear garden and direct access outside. To the first floor are two generous double bedrooms, including a particularly spacious main bedroom with sizeable windows. The recently fitted bathroom is finished in a contemporary style, featuring attractive tiling, a bath with overhead rain shower, built-in storage and a heated towel rail. Solid oak doors throughout the first floor add a quality finish.

Externally, the rear garden has been designed with low maintenance in mind, incorporating decking, paved and gravelled areas, artificial lawn and established planting. The different areas provide plenty of space for outdoor seating, relaxing and entertaining.

Holborn Road is conveniently located for local shops and services along Chester Road and in Millfield, with a selection of primary and secondary schools nearby. Sunderland city centre is within easy reach, while Millfield and Pallion Metro stations provide regular services towards Newcastle and the coast. The property also benefits from convenient road links via the A690 and A19.

An excellent opportunity to purchase a well-presented home with generous gardens and off-street parking, ideally placed for everyday amenities and transport links.

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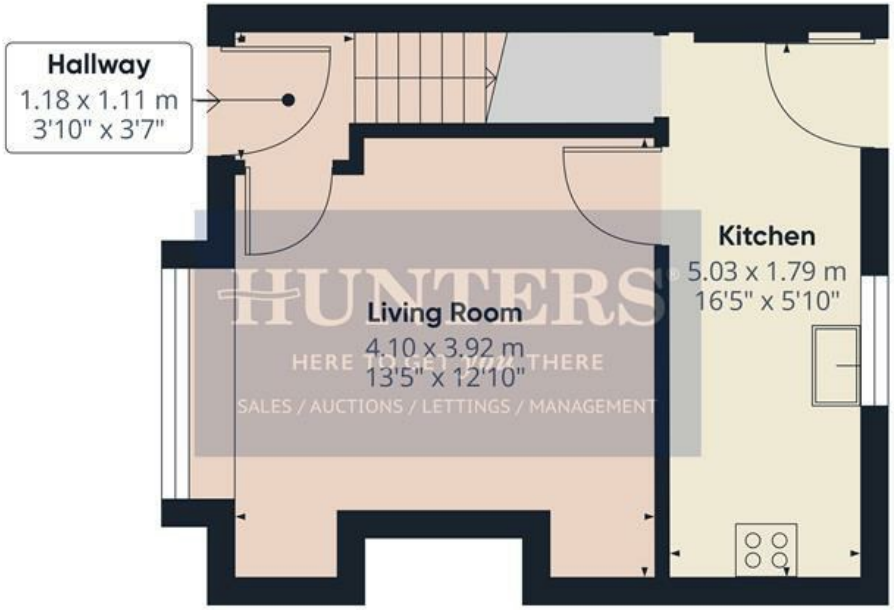
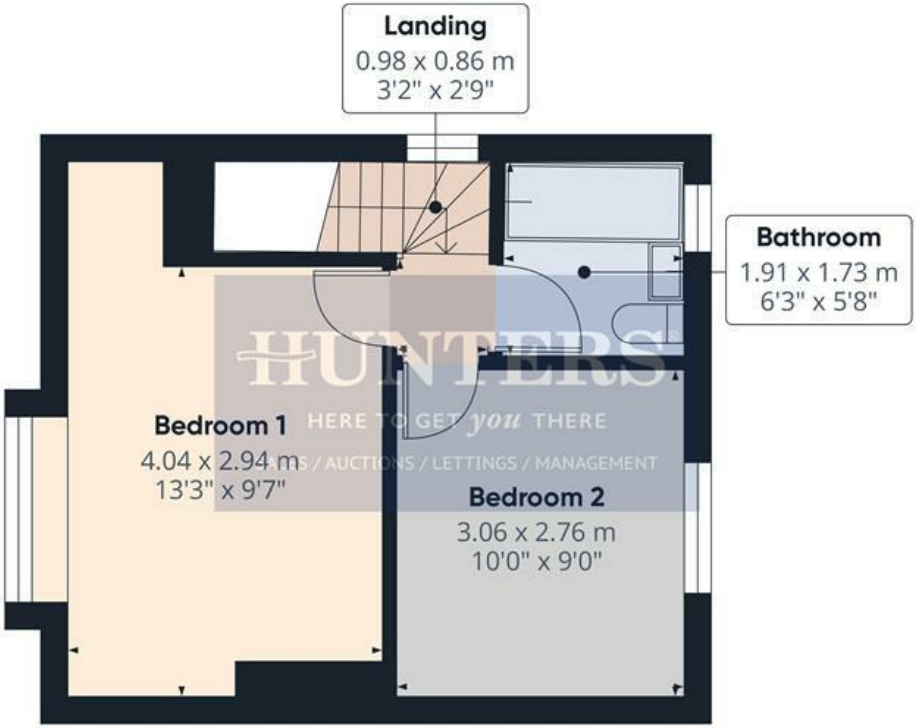


Floor 0



Floor 1

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Approximate total area(1)

54.7 m²

590 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.

GIRAFFE360

Hallway
3'10" x 3'7"

Living Room
13'5" x 12'10"

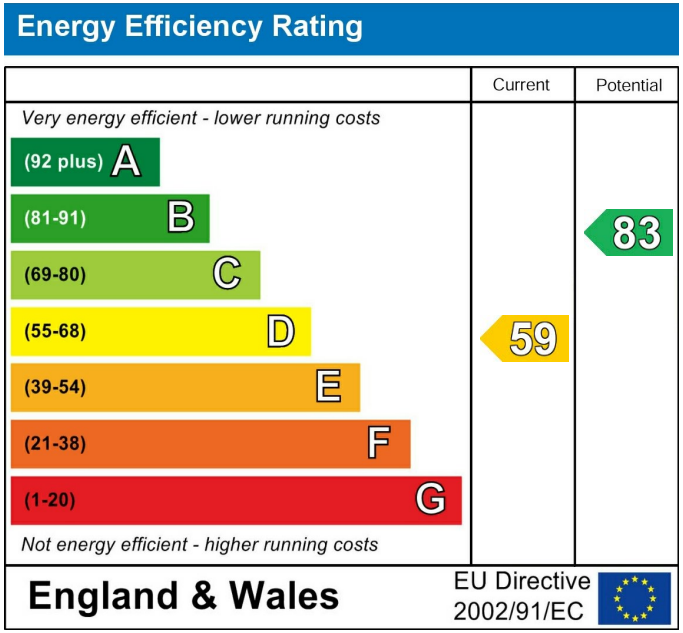
Kitchen
16'6" x 5'10"

Landing
3'2" x 2'9"

Bedroom 1
13'3" x 9'7"

Bedroom 2
10'0" x 9'0"

Bathroom
6'3" x 5'8"



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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