



Situated in the highly desirable area of East Herrington, this spacious three-bedroom semi-detached home occupies a stunning position and offers generous living accommodation, making it ideal for families and buyers seeking space, comfort and potential.

The property benefits from two large reception rooms, providing flexible living and dining spaces, while the well-proportioned kitchen offers excellent scope for modernisation. Upstairs, there are three generously sized bedrooms along separate W/C and bathroom.

Externally, the home boasts a private driveway leading to a garage, providing ample off-street parking. To the rear is a lovely garden with a great deal of potential, perfect for outdoor entertaining, family use, or further landscaping to create a superb outdoor space.

Additional benefits include newly installed windows and doors, along with a new heating system, ensuring improved energy efficiency and comfort throughout.

Located in a quiet residential cul-de-sac, the property enjoys close proximity to excellent local schools, amenities, transport links, and Herrington Country Park, making it a superb location for families and professionals alike.

Early viewing is highly recommended to appreciate the space, setting, and potential this wonderful home has to offer.

## Oakfield Close

East Herrington, Sunderland, SR3

Offers in the region

**£210,000**

EPC Rating: D



**Reception Room:**

**11'6" x 26'6" (3.5m x 8.08m)**

Laminate Flooring, New Windows, New Doors, Fire with Surround, Radiators

**Dining Room:**

**9'1" x 10'8" (2.77m x 3.25m)**

Floor Tiles, New Windows, Radiator

**Kitchen:**

**8'3" x 8'9" (2.51m x 2.67m)**

Vinyl Flooring, New Windows and Doors, Wall and Base Units, Stainless Steel Sink with Drainer and Mixer Tap, Electric Oven and Hob with Extractor Fan, Radiator

**W/C:**

**2'7" x 4'8" (0.79m x 1.42m)**

Tiled Walls & Floor, W/C

**Bathroom:**

**5'5" x 5'11" (1.65m x 1.8m)**

Tiled Walls & Floor, Washbasin with Mixer Tap, Walk in Shower, Towel Radiator

**Bedroom 1:**

**10'7" x 11'6" (3.23m x 3.5m)**

Carpeted Flooring, New Windows, Radiator



For additional information and full photo gallery please visit [www.hegartysestateagents.co.uk](http://www.hegartysestateagents.co.uk)



**Bedroom 2:**

**10' x 12' (3.05m x 3.66m)**

Laminate Flooring, New Windows, Radiator

**Bedroom 3:**

**7'9" x 9' (2.36m x 2.74m)**

Carpeted Flooring, New Windows, Radiator

**Parking: Driveway & Garage**

**Tenure: Freehold**

**EPC: D**

**Council Tax Band: C, Sunderland**

**Disclaimer:**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

**Viewing Arrangements:**

To arrange an appointment to view this property, please contact us on 01915124940.

hours are:

Monday to Friday 9.00a.m. to 5.00pm. / Saturday 9.00a.m. to 12.00pm.

**Tenure** - Freehold

**Viewing** - By appointment through Hegarty's



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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