



This delightful semi-detached property offers a warm and welcoming atmosphere, perfect for those seeking a comfortable family home.

Boasting three well-proportioned bedrooms, this house is ideal for growing families or those looking for extra space.

The property features a lovely garden, providing a tranquil outdoor space for relaxation or entertaining friends and family. With a modern kitchen, spacious living areas, and ample natural light throughout, this home offers a perfect blend of functionality and style.

Gayhurst Crescent

Sunderland, Tyne & Wear, SR3

Asking Price:

£165,000

EPC Rating: To be confirmed



Reception Room:

13'9" x 11' (4.2m x 3.35m)

Electric Fire & Surround, UPVC Window, Radiator.

Kitchen:

10'4" x 17'9" (3.15m x 5.4m)

UPVC French Doors, UPVC Window, UPVC Door, Stainless Steel Sink with Chrome Mixer Tap, Radiator, Extractor Fan.

Bedroom 1:

11'1" x 12'4" (3.38m x 3.76m)

Radiator, Built in Storage, UPVC Window.

Bedroom 2:

8'2" x 11' (2.5m x 3.35m)

UPVC Window, Radiator.

Bedroom 3:

9'3" x 7'4" (2.82m x 2.24m)

UPVC Window, Radiator.

Bathroom:

5'2" x 7'4" (1.57m x 2.24m)

UPVC Window x 2, Radiator, Toilet, Washbasin with Chrome Mixer Tap, Bath, Overhead Shower.

Material Information:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.



For additional information and full photo gallery please visit www.holbrookandco.co.uk



MAINTENANCE / SERVICE CHARGE: NO
WATER METER: TBC
PARKING ARRANGEMENTS: Garage & Large Driveway
BROADBAND SPEED:
The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here
<https://www.broadbandcheck.co.uk/>
ELECTRIC CAR CHARGER: No

MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.



Disclaimer:

1/ Holbrook Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and Halbrook Ltd accepts no liability for their accuracy.

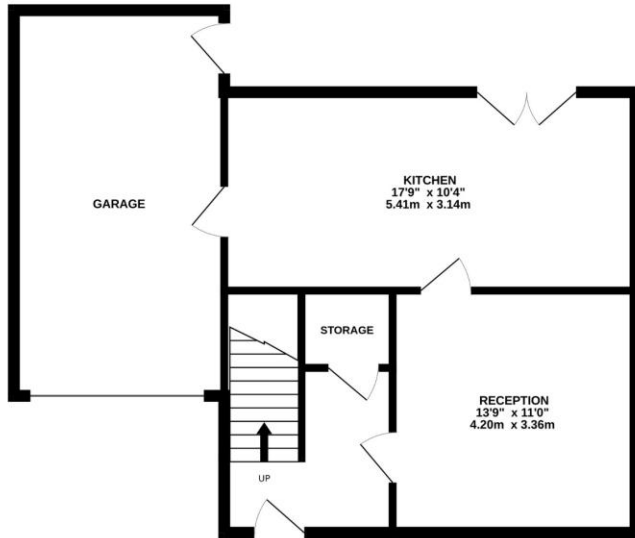


Tenure - Freehold

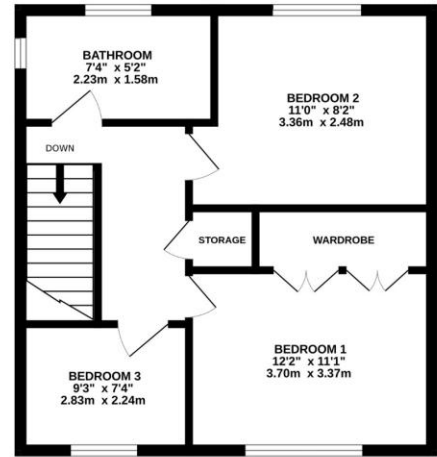
Viewing - By appointment through Holbrook & Co



GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For additional information and full photo gallery please visit

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract