



Eston Grove, Fulwell, Sunderland, Tyne and Wear, SR5 1QB

£300,000



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DESCRIPTION

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN * THREE BEDROOM SEMI DETACHED * FULWELL SR5 * HUGE CORNER PLOT * STUNNING GARDENS * KITCHEN EXTENSION * TWO RECEPTION ROOMS * COUNCIL TAX BAND - C * EPC - E *

This three bedroom semi detached sits on one of the largest plots in the Fulwell area. It is huge. The garden is absolutely stunning and enjoys a Westerly aspect ensuring plenty of sunshine. This is going to be someone's forever home and we would advise booking an early viewing to avoid missing out.

Fulwell remains one of the most sought after areas in Sunderland due to it's proximity to the coast, all of the amenities on offer and excellent transport links including the Metro at Seaburn Station.

The property itself benefits from an extension to the side and rear which offers the open plan living that is so popular with families these days.

Briefly comprising -

Entrance Hallway

Living Room

Open plan kitchen, dining and family room.

Three Bedrooms

Shower Room

Driveway and Garage

Stunning Gardens

Viewing essential.

LEASEHOLD 999 YEARS FROM 1953.







Ground Floor Building 1



1st Floor Building 1

Approximate total area⁽¹⁾

1141.35 ft²
106.03 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.

GIRAFFE360

Viewings

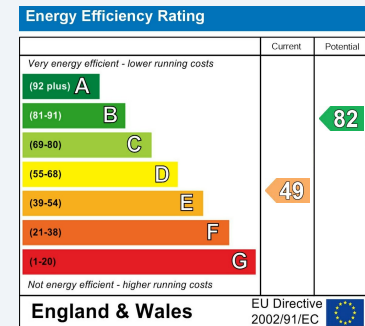
Please contact sunderland@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.

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