



Dunmore Avenue, Fulwell, Sunderland, SR6 8ET

£200,000



Dunmore Avenue, Fulwell, Sunderland, SR6 8ET - £200,000

DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN * SEMI DETACHED HOUSE * DRIVEWAY AND GARDEN * SR6 * SPACIOUS THROUGHOUT * CLOSE TO COAST & AMENITIES * COUNCIL TAX BAND - C * EPC RATING - D *

Hunters welcome to the market this Semi Detached home on Dunmore Avenue, Seaburn, SR6.

Spacious throughout and located within an increasingly popular area, due to the close proximity of the stunning coast and varied local amenities including bars, cafes and restaurants.

Briefly comprising of Entrance Hallway, Kitchen/Diner, Living room, Sun room and WC to the ground floor. Whilst the first floor provides two bedrooms, a bathroom and staircase room with storage and under stair space for a desk / office set up perhaps.

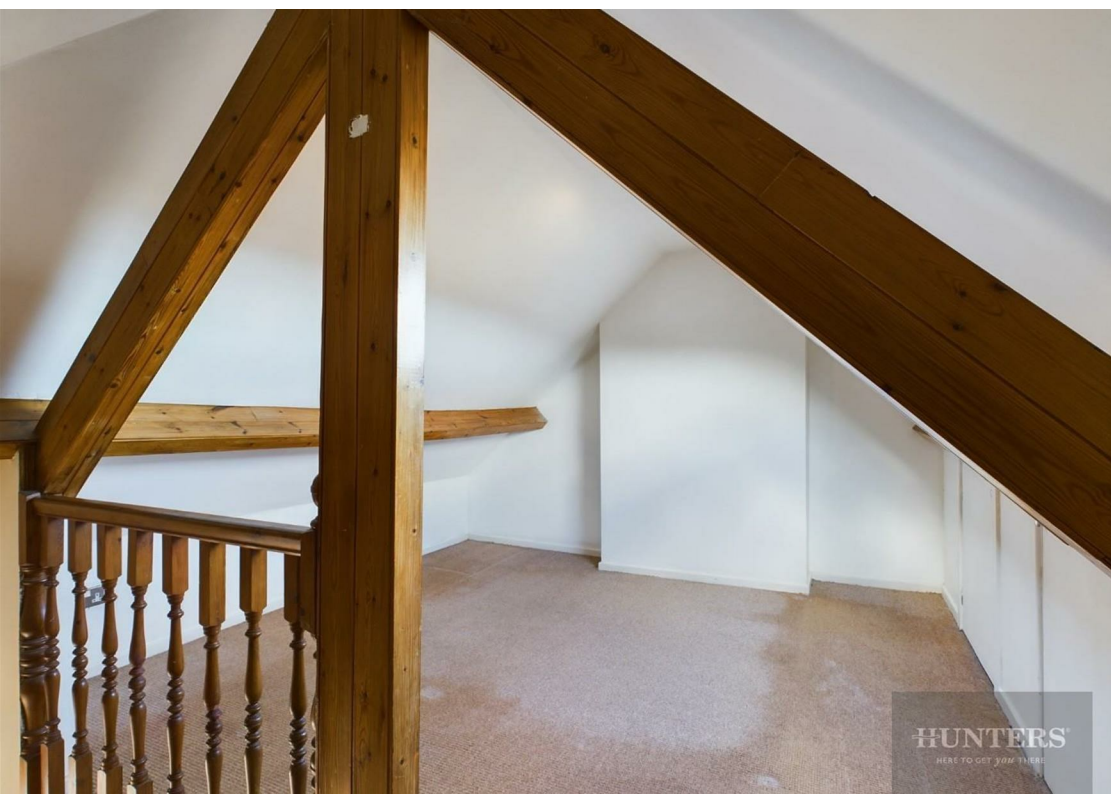
The loft of the property provides a double bedroom and has a velux style window.

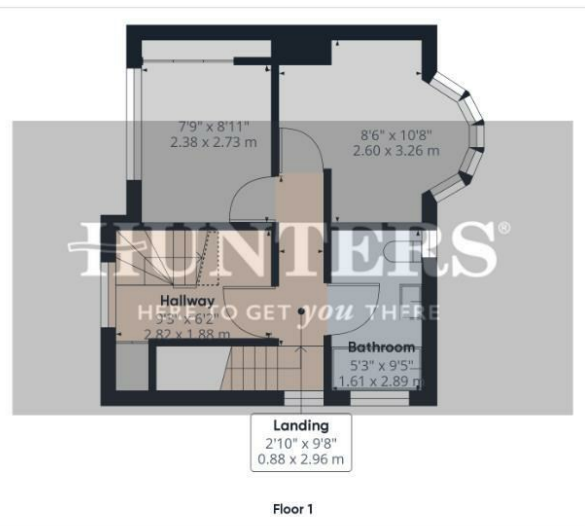
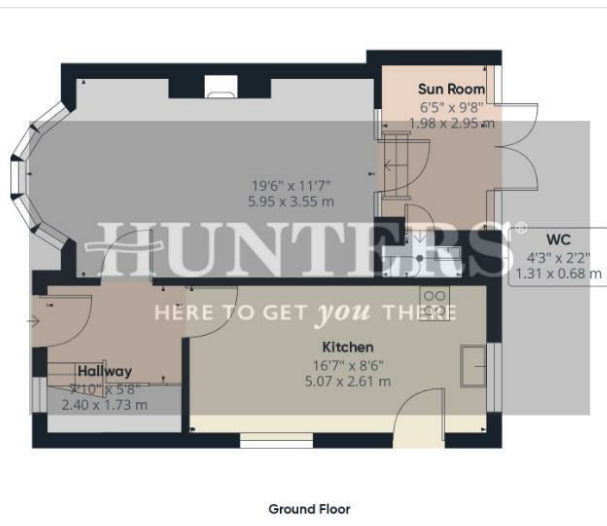
To the rear of the property there is an enclosed garden, easily managed with a paved patio area.

A gate gives easy access for walks to the coast line.

Viewing comes highly recommended !







Approximate total area¹⁾
1012.14 ft²
94.03 m²

Reduced headroom
95.88 ft²
8.91 m²

Excluding balconies and terraces.

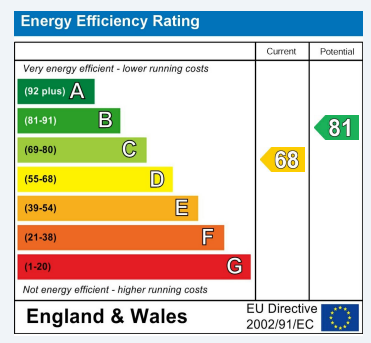
Reduced headroom (below 1.5m/4.92ft)

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

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.



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.

