



**Wearmouth Drive, Fulwell, Sunderland, SR5 1LX**

**£150,000**



# Wearmouth Drive, Fulwell, Sunderland, SR5 1LX - £150,000

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN \* THREE BEDROOMS  
\* DRIVEWAY \* GARDENS \* GARAGE \* CLOSE TO AMENITIES AND  
TRANSPORT LINKS \* NO ONWARD CHAIN \* COUNCIL TAX BAND - B \*  
EPC - TBC \*

Hunters welcome to the market this popular style three bedroom semi detached home carrying superb potential and available with no onward chain.

Positioned close to local amenities and transport links with a garage, driveway and gardens to the front and rear.

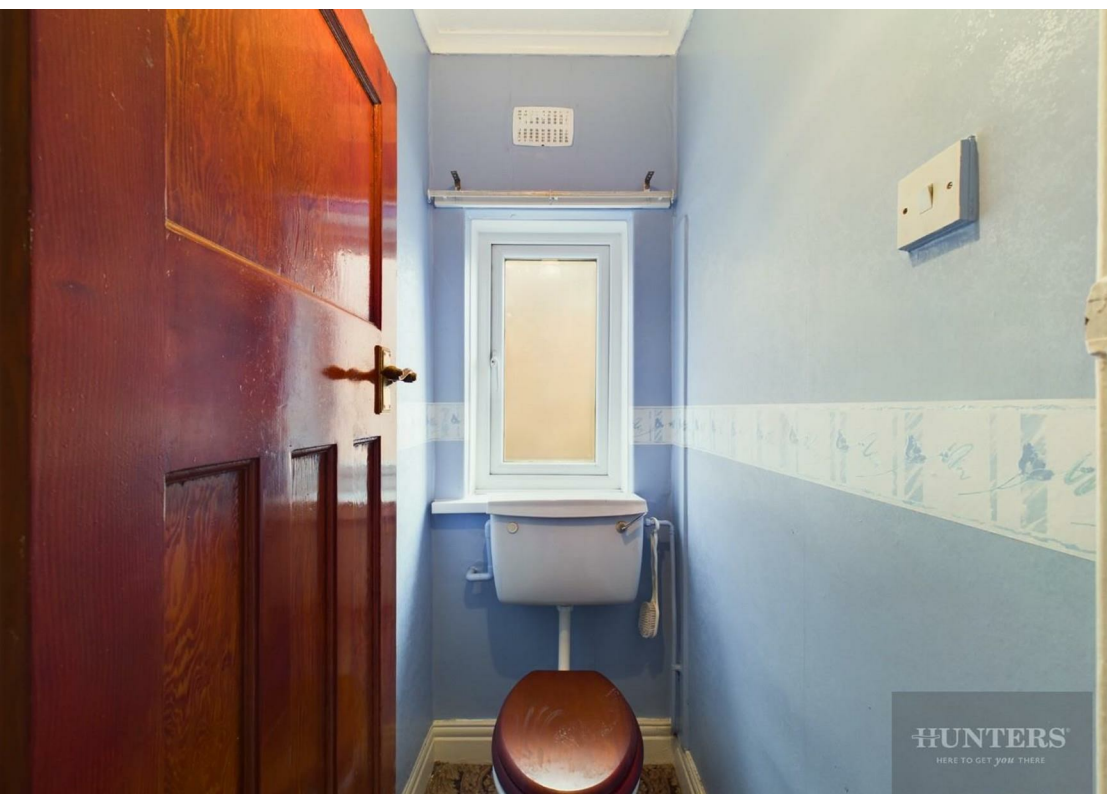
Arranged over two floors the property features entrance porch, hall, living room, dining room and kitchen with integral door to the garage.

At first floor level there are three bedrooms and a bathroom with separate WC.

Perfect for a range of buyers and sure to command a huge level of interest.

Viewing Essential.







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 866.38 ft<sup>2</sup>  
 80.49 m<sup>2</sup>

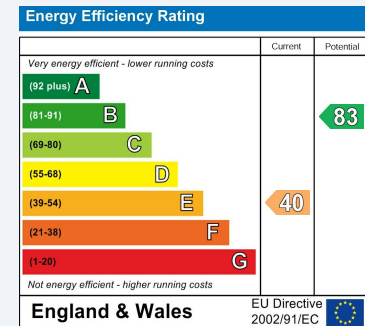
(1) Excluding balconies and terraces

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

## 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](mailto: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.

