



Folldon Avenue, Fulwell, Sunderland, SR6 9HP

Asking Price £329,950



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DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN * FIVE BEDROOMS *
CUL DE SAC LOCATION * DETACHED DOUBLE GARAGE * GARDENS
FRONT AND BACK * GREATLY EXTENDED * COUNCIL TAX BAND - C *

Hunters welcome to the market this greatly extended and improved semi detached house in Folldon Avenue, Fulwell.

Rare to the market and perfectly positioned in this highly regarded residential area at the head of a pleasant cul-de-sac.

Offering an excellent location well placed for Roker park and the stunning coast alongside amenities, schools and transport links.

This superb property has been the subject of extensive updating and enhancement and provides impressive and versatile family accommodation.

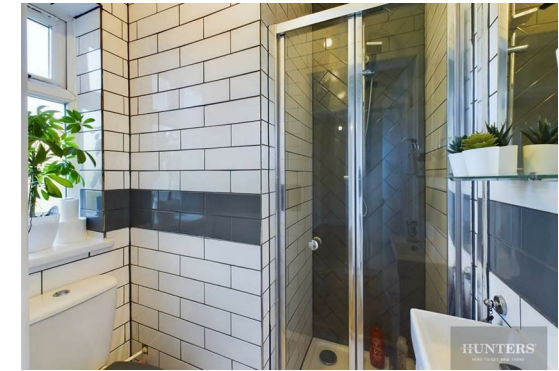
A spacious kitchen/diner with sun room is the heart of the home and is fitted with a good range of units to include a breakfast bar. With a separate front reception room, bedroom and shower room completing the ground floor.

On the first floor there are three double bedrooms, two with fitted wardrobes a fourth bedroom and generously sized bathroom.

Externally boasting a very pleasant secluded garden with gated access to side and rear and a detached double garage with electric.

Properties of this kind are hard to find and cannot fail to impress on inspection.

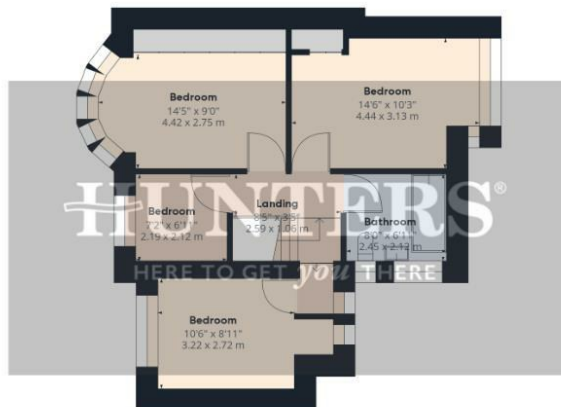
Viewing is unreservedly recommended.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
 1533.81 ft²
 142.5 m²

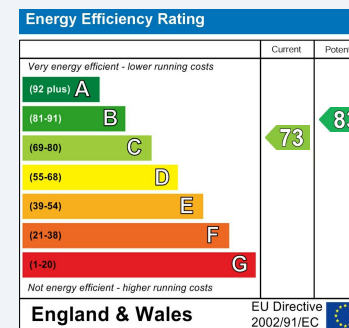
(1) Excluding balconies and terraces

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

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.

