



**Fulwell Road, Fulwell, Sunderland, SR6 9JQ**

**£240,000**





# Fulwell Road, Fulwell, Sunderland, SR6 9JQ - £240,000

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN \* THREE BEDROOM SEMI \* CHARMING HOME \* IMPROVED AND MODERNISED THROUGHOUT \* DESIRABLE LOCATION \* COUNCIL TAX BAND - B \* EPC E \*

Hunters are delighted to welcome to the market this stunning three bedroom semi detached on Fulwell Road, Fulwell.

Perfectly placed for easy access to excellent local amenities, schools and transport links as well as Roker Park and the stunning coastline.

Superbly upgraded and improved throughout by the current owners this is a most impressive home full of character and charm which must be viewed to be appreciated.

Offering spacious versatile accommodation throughout and boasting a wonderful rear garden with an outhouse building currently used for office space.

A ready to move into property that is sure to appeal to a wide range of buyers !

Viewing is unreservedly recommended.

Briefly comprising -

Entrance Hallway

Living Room

Open plan kitchen dining

Ground floor bathroom

Ground floor bedroom

Two double bedrooms

Cloakroom

Rear Garden

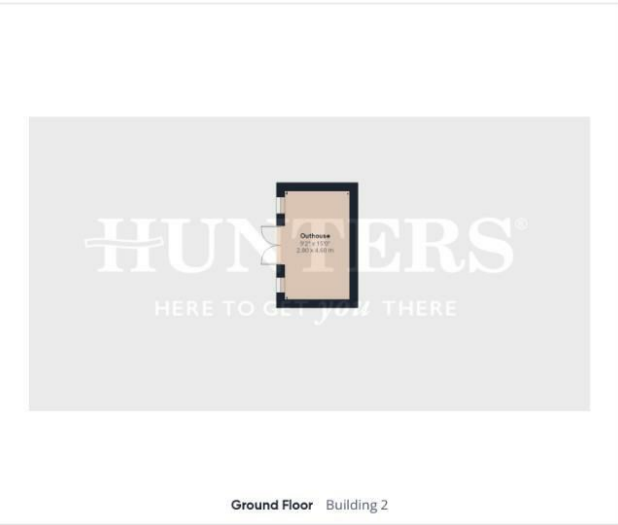
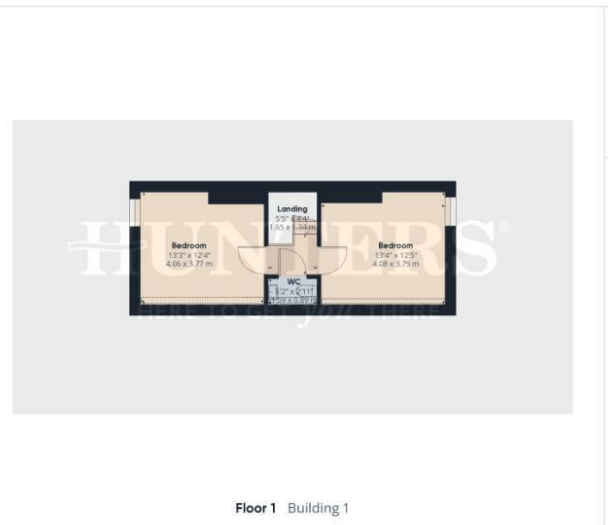
Outhouse Office Building











**Approximate total area<sup>(1)</sup>**  
 1187.92 ft<sup>2</sup>  
 110.36 m<sup>2</sup>

**Reduced headroom**  
 22.12 ft<sup>2</sup>  
 2.05 m<sup>2</sup>

(1) Excluding balconies and terraces

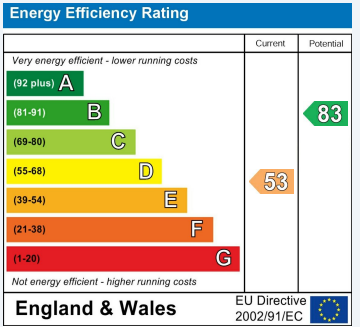
Reduced headroom (below 1.5m/4.92ft)

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](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.

