



**Friarage Avenue, Fulwell, Sunderland, SR6 9HR**

**£265,000**



# Friarage Avenue, Fulwell, Sunderland, SR6 9HR - £265,000

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN \* THREE BEDROOM SEMI DETACHED \* CUL DE SAC \* CLOSE TO COAST & AMENITIES \* WEST FACING GARDEN \* COUNCIL TAX BAND - C \* EPC - TBC \*

Hunters are delighted to welcome to the market a superb three bedroom semi detached house in Friarage Avenue, Fulwell.

Situated in this highly regarded cul-de-sac location which has been in great demand over the years, this well presented and maintained home offers spacious accommodation throughout.

Perfectly placed for access to Roker Park, the coast, excellent amenities including local schools, and the Metro system this impressive property is sure to appeal to a wide range of buyers.

Internally comprising of porch, entrance hallway, living room, dining room and a stylishly fitted kitchen, to the ground floor. Whilst the first floor boasts a modern bathroom and three bedrooms.

Externally there is a pleasant west facing rear garden, an attached garage with electric and additional driveway parking.

Early viewing of this charming home is highly recommended.







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1051.18 ft<sup>2</sup>  
97.66 m<sup>2</sup>

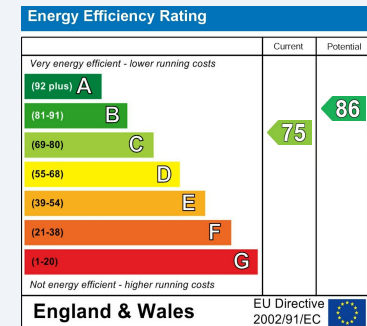
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## 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.

