



Broomshields Close, Fulwell, Sunderland, Tyne & Wear, SR5 1SJ

Offers In The Region Of £285,000



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DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN * SEMI DETACHED * STUNNING GARDENS * DRIVEWAY * EXCELLENT LOCATION * COUNCIL TAX BAND - C * LEASEHOLD * EPC - TBC *

Hunters welcome to the market Broomshields Close, Fulwell, Sunderland.

A charming semi-detached house with a substantial plot that is a rare find in such a sought-after location. This delightful property boasts two reception rooms, three bedrooms, and the potential to convert the dining room into a fourth bedroom, offering flexibility to suit your needs.

The house is beautifully maintained, providing a spacious and inviting atmosphere throughout. One of the highlights of this home is the stunning garden area, both at the front and rear, creating a picturesque setting for outdoor relaxation and entertainment.

Imagine enjoying your morning coffee on the balcony of the master bedroom, overlooking the extensive open views.

Convenience is key with a driveway, ensuring parking is never an issue.

Perfectly located close to excellent transport links, amenities, schools and the coast.

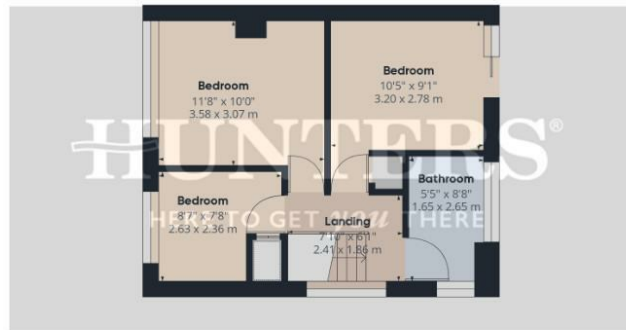
Viewing comes highly recommended !







Ground Floor



Floor 1

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.

HUNTERS
HERE TO GET YOU THERE

Approximate total area⁽¹⁾
1040.33 ft²
96.65 m²

Reduced headroom
8.83 ft²
0.82 m²

(1) Excluding balconies and terraces

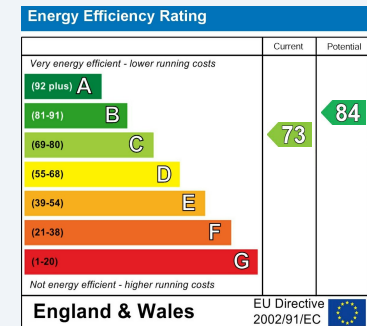
Reduced headroom
(below 1.5m/4.92ft)

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.

