



**Fairlands East, Fulwell, Sunderland, Tyne & Wear, SR6 9QX**

**Asking Price £159,950**



# Fairlands East, Fulwell, Sunderland, Tyne & Wear, SR6 9QX

## DESCRIPTION

\* PLEASE VIEW VIRTUAL TOUR & FLOOR PLAN \* THREE BEDROOMS \* FULWELL SR6 \* GARAGE \* CLOSE TO AMENITIES \* SUPERBLY PRESENTED \* COUNCIL TAX BAND - B \* EPC -RATING - D \*

Hunters welcome to the market this superb three bedroom home in Fairlands East, Fulwell.

As you step into the house, you are greeted by an inviting entrance porch leading to a light and spacious living room. The kitchen/diner is a focal point, providing a well utilised space and modern fitted kitchen. Upstairs, you will find three well-appointed bedrooms and a modern bathroom.

Outside, the property boasts gardens to the front and a tranquil rear yard to enjoy the fresh air. Additionally, a garage adds to the convenience of this lovely home.

Ideally located within walking distance of amenities, top rated schools, shopping facilities, and excellent transport links alongside the local seafront that this area is renowned for.

With its prime location and comfortable living spaces this property is sure to appeal to a wide range of buyers.

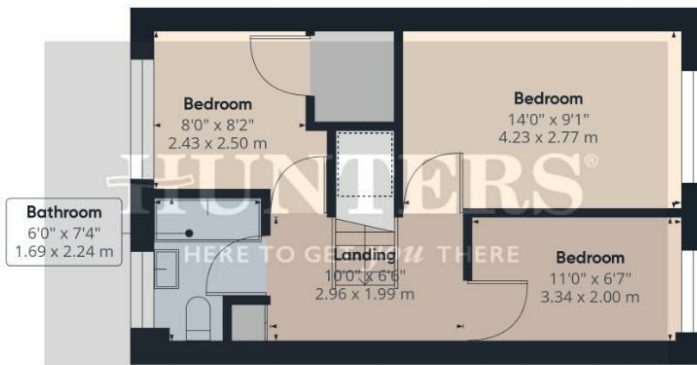
Viewing is highly recommended to fully appreciate the charm and potential of this well maintained property.







Ground Floor



Floor 1

**HUNTERS**  
HERE TO GET YOU THERE

Approximate total area<sup>(1)</sup>  
970.58 ft<sup>2</sup>  
90.17 m<sup>2</sup>

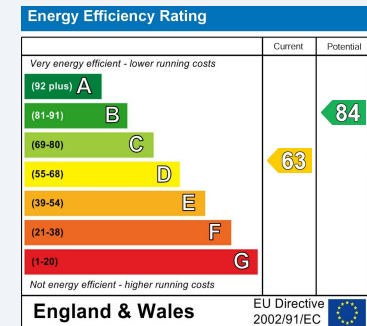
(1) Excluding balconies and terraces

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.



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