



HUNTERS®
HERE TO GET YOU THERE

Dene Terrace, Fulwell, Sunderland, SR6 8EQ

£295,000



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DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * THREE BEDROOM
DETACHED * GARAGE * DRIVEWAY * GARDENS * SR6 * SUPERBLY
SPACIOUS * COUNCIL TAX BAND - C * EPC RATING - TBC *

Hunters welcome to the market this superb detached three bedroom house in Dene Terrace, Fulwell.

As you step inside, you'll be greeted by a spacious entrance hallway, an inviting reception room and modern fitted kitchen/diner. Designed to maximise space and light this lovely home creates a charming and welcoming atmosphere throughout.

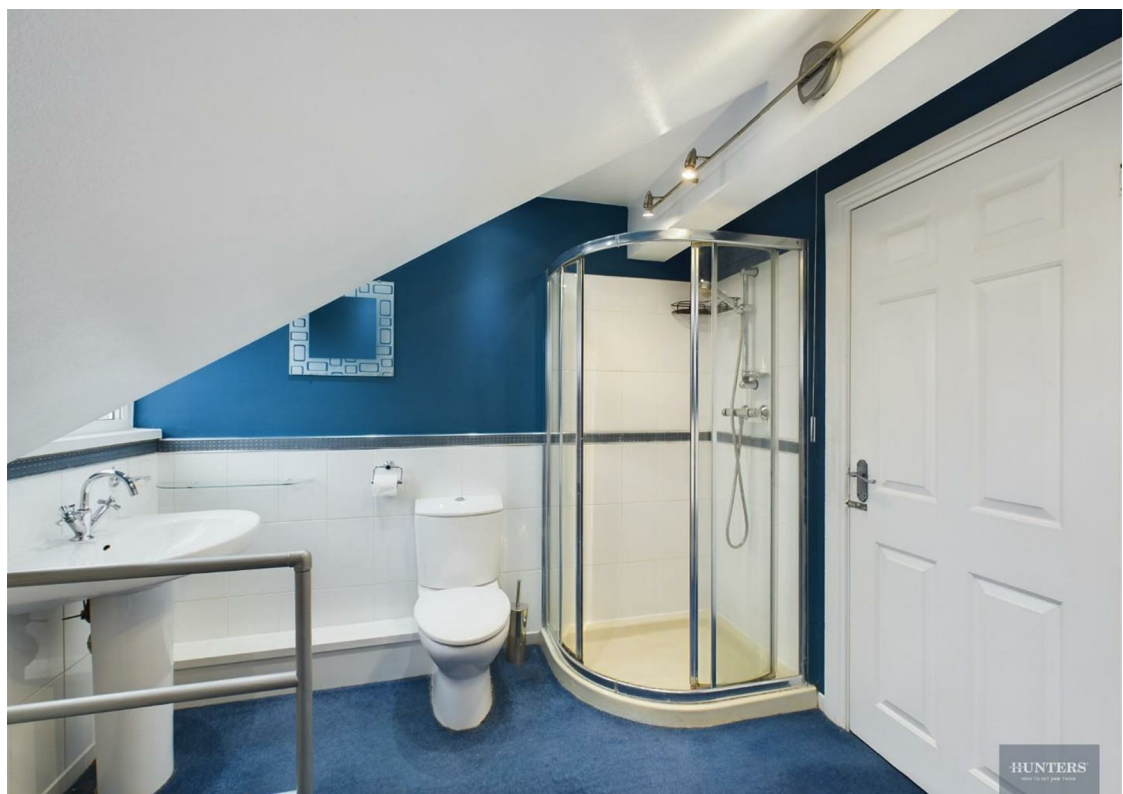
Internally boasting three well appointed bedrooms, with the master bedroom featuring its own en suite for added convenience. The large four-piece bathroom provides a luxurious touch to this already impressive home.

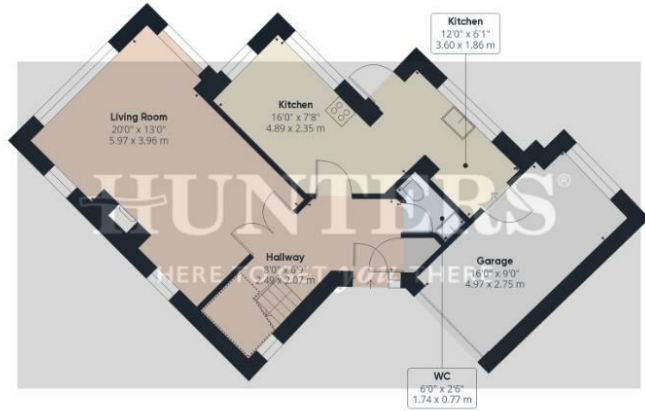
Outside, you'll find beautifully maintained gardens, summer house with electric supply, a garage with integral access from the kitchen, and a convenient driveway for parking. The thoughtful design of this property extends to every corner, offering both style and functionality.

Situated close to excellent transport links, including the Seaburn Metro, this home also benefits from being near good schools and a variety of amenities. Not to mention, the stunning local coastline with its bars, cafes, and restaurants is just a stone's throw away, providing endless opportunities for leisurely strolls and seaside enjoyment.

Don't miss out on this exciting opportunity to own a unique and rare find in the market.







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.



Approximate total area⁽¹⁾
 1379.07 ft²
 128.12 m²

Reduced headroom
 73.3 ft²
 6.81 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive		
	2002/91/EC		

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.

