



Moran Street, Fulwell, Sunderland, Tyne & Wear, SR6 8HZ

Asking Price £179,950



HUNTERS®
HERE TO GET *you* THERE

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DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * TWO BEDROOMS
* CLOSE TO COAST & AMENITIES * REAR YARD * COUNCIL TAX
BAND - B * EPC - E *

Hunters welcome to the market this two bedroom mid terraced house in Moran Street, Fulwell.

As you step inside, you are greeted by an entrance hallway leading to two inviting reception rooms and a modern fitted kitchen.

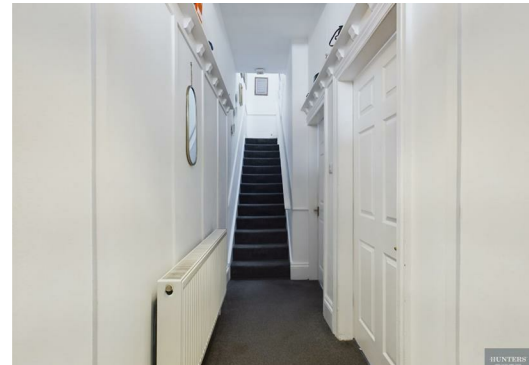
Upstairs, you will find two spacious double bedrooms and a superbly presented bathroom that adds a touch of luxury to this lovely home.

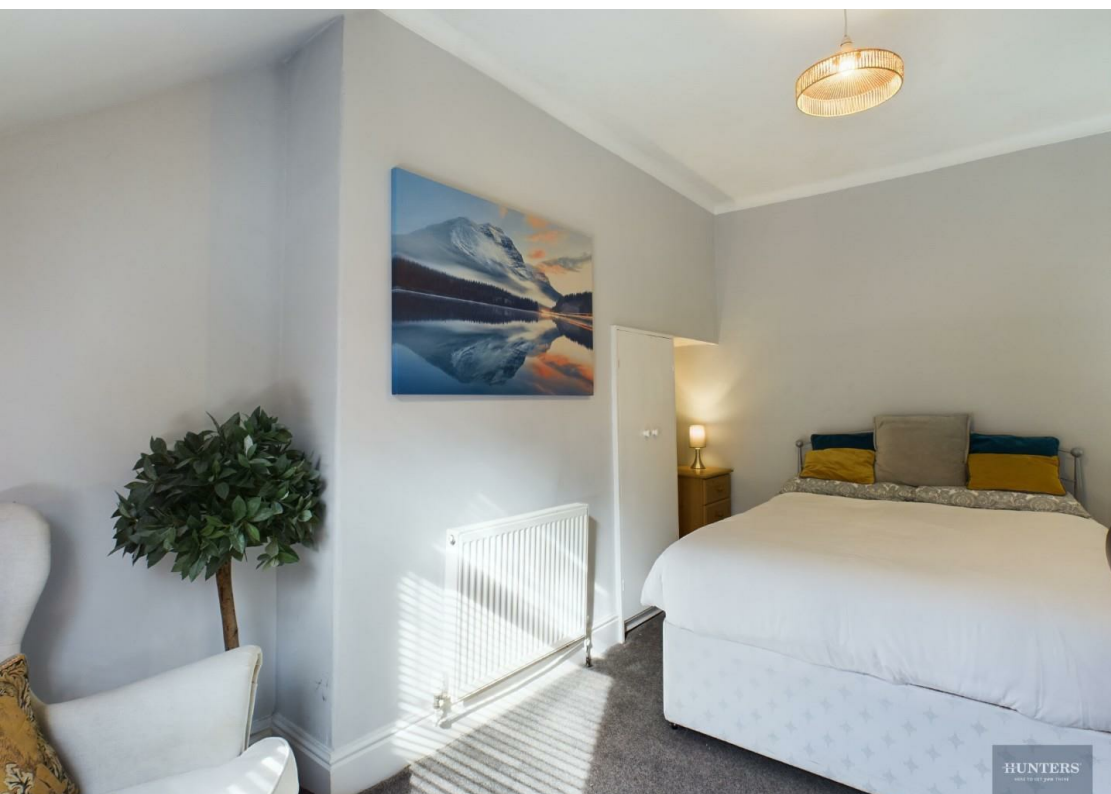
One of the highlights of this property is the private rear yard, a peaceful oasis where you can enjoy a morning coffee or unwind after a long day.

Located just off Sea Road, this home not only provides easy access to a range of local amenities but also convenient transport links, making commuting a breeze. And let's not forget the stunning coastline nearby, offering the perfect backdrop for leisurely strolls by the sea.

Meticulously maintained and ready to move into.

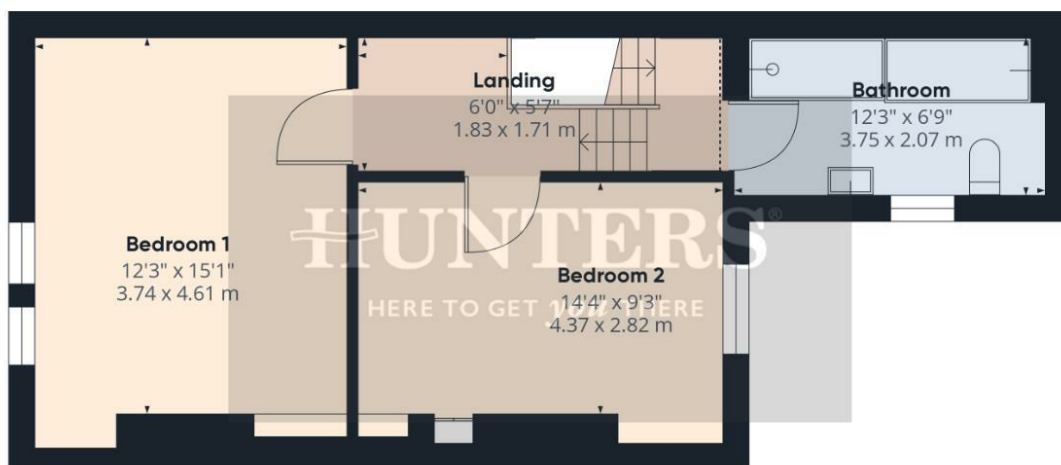
Viewing comes highly recommended !







Ground Floor



Floor 2

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Approximate total area⁽¹⁾

970.8 ft²

90.19 m²

Reduced headroom

1.18 ft²

0.11 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

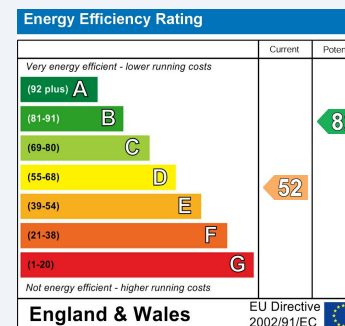
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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, 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.