



Dent Street, Sunderland

Asking Price £169,950



Tenure: Freehold



Dent Street, Sunderland

DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * TWO BEDROOM COTTAGE * FULLY MODERNISED * CLOSE TO COAST & AMENITIES * NO ONWARD CHAIN * COUNCIL TAX BAND - A * EPC - D *

Hunters welcome to the market this superb two bedroom cottage on Dent Street, Fulwell.

This property has undergone a full renovation to transform it into a stunning example of a traditional cottage.

As you step inside, you are greeted by a light and airy master bedroom, a second bedroom that is surprisingly spacious for a cottage, and a perfectly sized living room that leads to the kitchen and bathroom.

Outside boasts a paved rear yard for outside space and also features a roller shutter door, providing off-road parking if needed.

Located near Sea Road, this property is perfectly situated close to all amenities, excellent schools, the metro, transport links, and the stunning coast.

Don't miss this opportunity to own a truly impressive property in an ideal location.

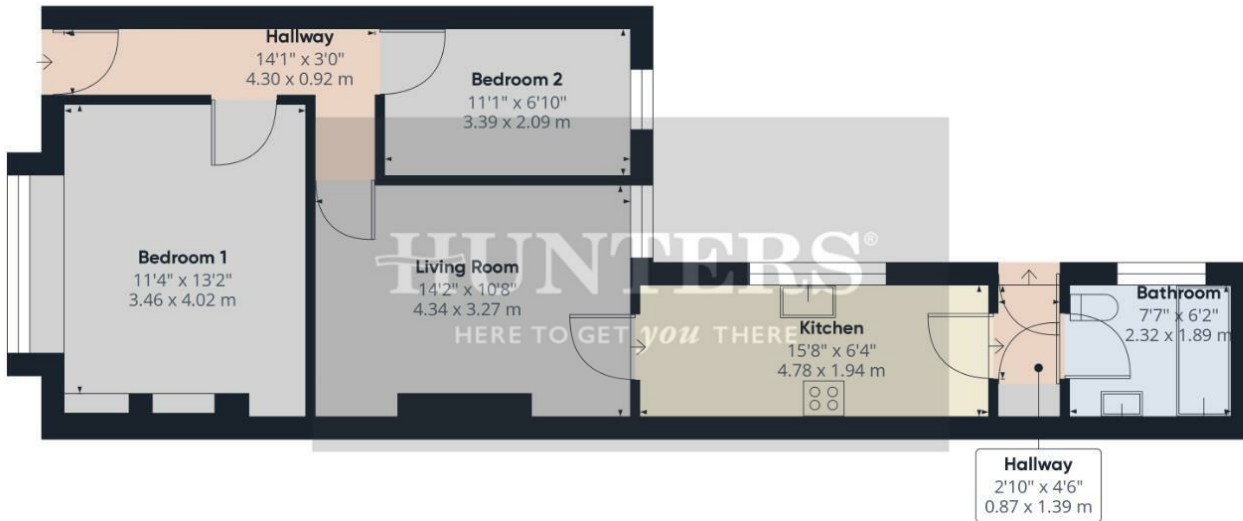
Offered with no onward chain.

Viewing comes highly recommended.



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.



Approximate total area⁽¹⁾
600.73 ft²
55.81 m²

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
EU Directive 2002/91/EC		71	EU Directive 2002/91/EC
England & Wales			England & Wales

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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

Viewing

Please contact our Hunters Sunderland Office on 0191 594 7788 if you wish to arrange a viewing appointment for this property or require further information.

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