



**Atkinson Road, Fulwell, Sunderland, Tyne & Wear, SR6 9AT**

**£230,000**



# Atkinson Road, Fulwell, Sunderland, Tyne & Wear, SR6 9AT

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOOR BEDROOM \* SEMI DETACHED BUNGALOW \* MODERNISED \* GARAGE \* EXCELLENT LOCATION \* COUNCIL TAX BAND - B \* EPC RATING - TBC \*

Hunters welcome to the market this charming bungalow in Atkinson Road, Fulwell.

This superb property presents a fantastic opportunity for those seeking the convenience of single level living. The subject of much renovation and modernisation with excellent attention to detail.

Situated just off Sea Road offering easy access to a range of amenities, excellent transport links, the picturesque seafront, and the beautiful Roker Park.

An Internal layout provides flexibility, allowing for the option of a third bedroom instead of a second reception room catering to your individual needs.

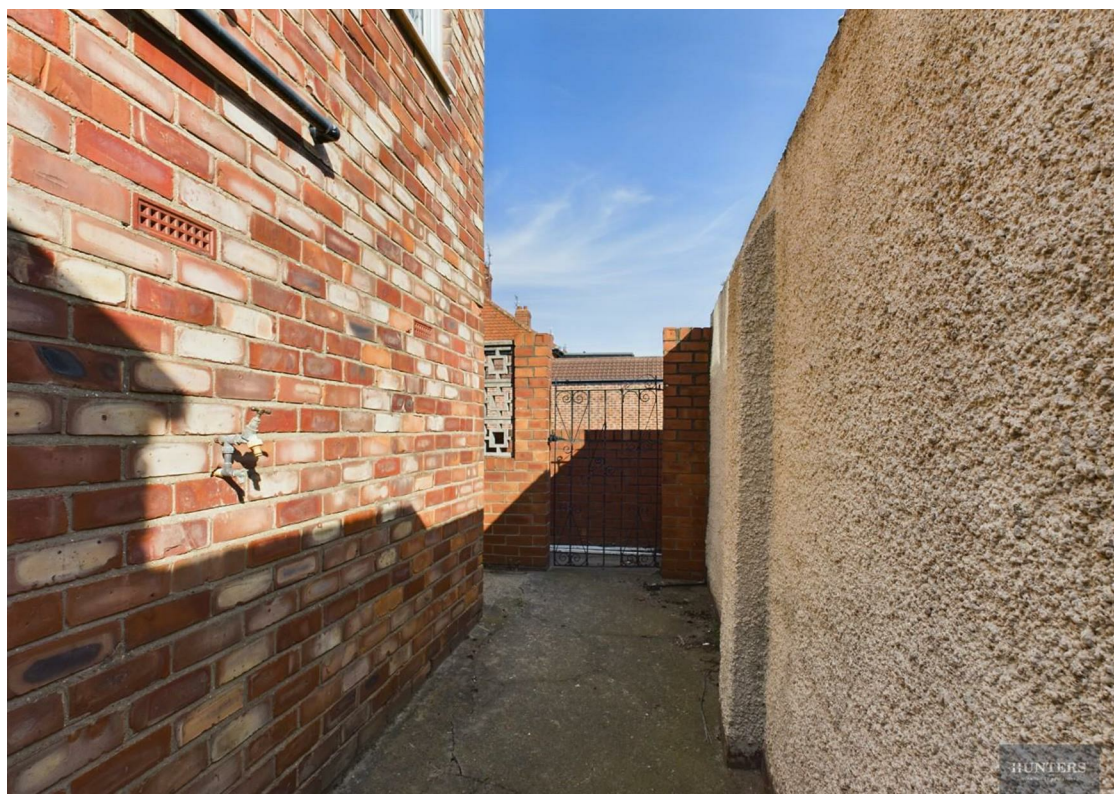
Set on a generous corner plot, with ample space to the side that could be utilised in various ways, subject to the necessary planning permissions. Whether you envision a tranquil garden retreat or a functional outdoor space, the possibilities are endless.

Briefly comprising off an entrance hallway, two reception rooms, a newly fitted kitchen, two double bedrooms, a bathroom, and a garage with roller shutter.

Rare to the market and sure to appeal to wide range of buyers.

Viewing comes highly recommended !

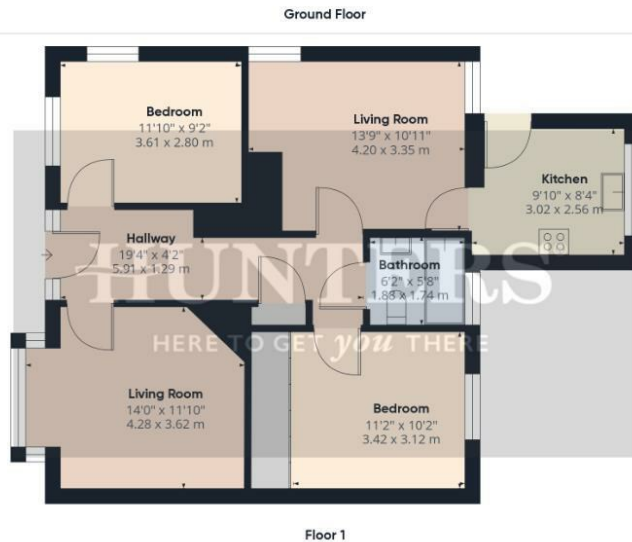






**HUNTERS**  
HERE TO GET YOU THERE

Approximate total area<sup>(1)</sup>  
915.26 ft<sup>2</sup>  
85.03 m<sup>2</sup>



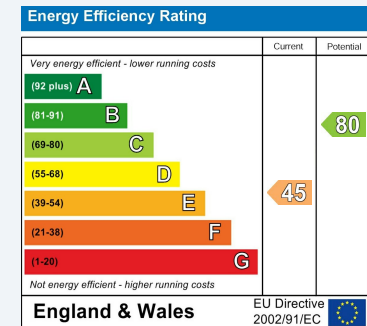
(1) Excluding balconies and terraces

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



11b Sea Road, Fulwell, Sunderland, SR6 9BP  
Tel: 0191 594 7788 Email: [sunderland@hunters.com](mailto:sunderland@hunters.com) <https://www.hunters.com>

