







Derry Avenue, Fulwell, Sunderland, Tyne & Wear, SR6 8EZ



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### **DESCRIPTION**

PLEASE VIEW FLOORPLAN & VIRTUAL TOUR \* CORNER PLOT \* THREE BEDROOMS \* GARDENS \* DRIVEWAY \* GARAGE \* NO ONWARD CHAIN \* COUNCIL TAX BAND - B \* EPC RATING - E \*

Hunters welcome to the market this three bedroom semi detached house in Derry Avenue, Seaburn.

This delightful property presents a wonderful opportunity for those seeking a home with great potential. Positioned on a substantial corner plot, providing endless possibilities for renovation and personalisation.

Internally comprising of a living room, dining room, bathroom, and kitchen with fitted units downstairs whilst upstairs you will find three bedrooms, two of which are generously sized doubles.

Externally benefitting from beautiful well-maintained gardens to the front, side and rear, a detached garage and driveway with gated access.

Perfectly situated close to the stunning local coast, amenities, renowned schools, and excellent transport links making it an ideal choice for a wide range of buyers.

Offered with no onward chain.

Viewing comes highly recommended.





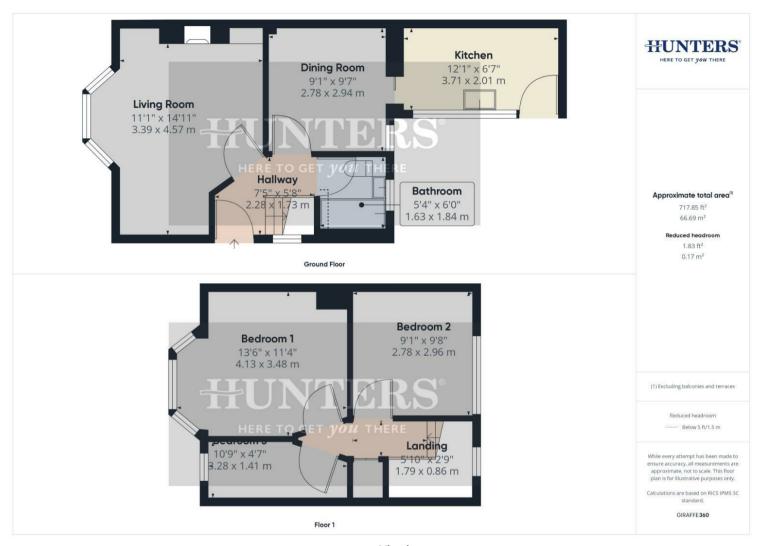












#### Viewings

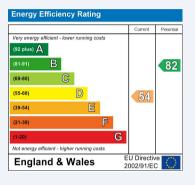
Please contact sunderland@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

#### **Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

# 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.



