



Laburnum Road, Fulwell, Sunderland, Tyne & Wear, SR6 9RN

Asking Price £164,950



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DESCRIPTION

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN * END TERRACED COTTAGE * FULWELL SR6 * SPACIOUS ACCOMMODATION * FLEXIBLE LIVING OPTIONS * NO ONWARD CHAIN * REAR YARD * COUNCIL TAX BAND - A * EPC - D *

Hunters welcome to the market this delightful end terraced cottage in Laburnum Road, Fulwell, Sunderland.

As you step inside, you are greeted by a warm and inviting living room with a brick feature fireplace and log burner, perfect for relaxing or entertaining guests. Leading to the well-appointed kitchen providing a modern fitted kitchen. With three bedrooms and two bathrooms all conveniently located on one level, this cottage offers a practical layout that caters to various living arrangements.

Externally boasting a low-maintenance rear yard with off road parking for one vehicle, ensuring convenience.

Located in the heart of Fulwell SR6, this cottage is ideally situated to enjoy the amenities of Sea Road, the nearby seafront, and excellent local transport links. With no onward chain, this property presents a fantastic opportunity for a wide range of buyers seeking a comfortable and well connected home.

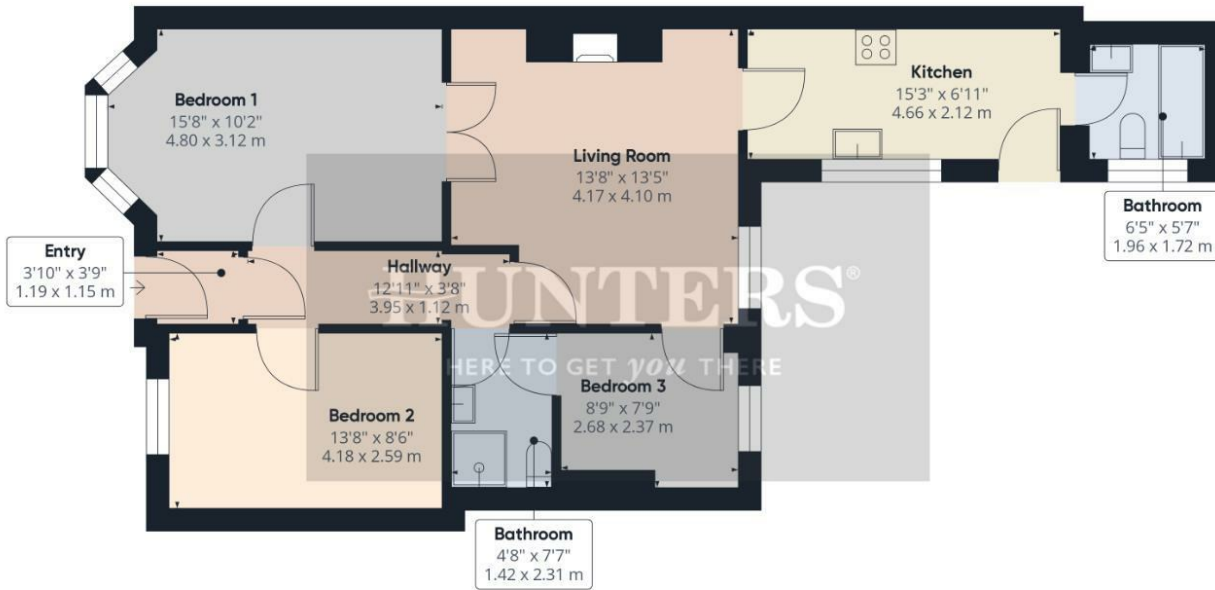
The subject of substantial modernisation and renovation and sure to appeal to a wide range of buyers.

Offered with no onward chain.

Viewings comes highly recommended !







Approximate total area⁽¹⁾
736.14 ft²
68.39 m²

(1) Excluding balconies and terraces

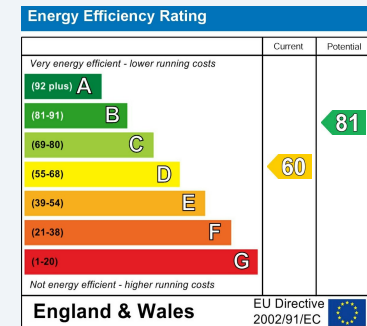
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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, 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.