



**Dacre Road, Fulwell, Sunderland, Tyne & Wear, SR6 8EL**

**Offers In The Region Of £229,950**



# Dacre Road, Fulwell, Sunderland, Tyne & Wear, SR6 8EL

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* SUPERB TWO BEDROOM HOME \* DRIVEWAY \* GARDEN \* GARAGE \* COUNCIL TAX BAND - B \* EPC RATING - D \*

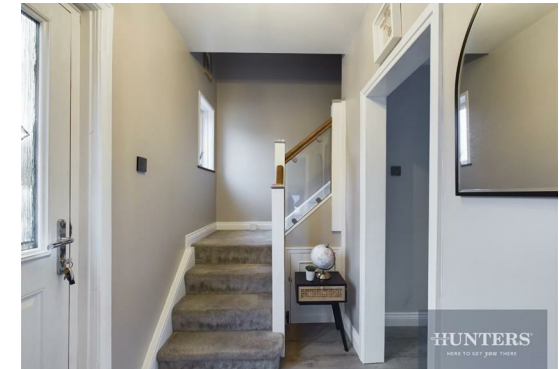
Nestled in the delightful area of Fulwell, Sunderland, on the sought-after Dacre Road, this immaculate two-bedroom semi-detached house is a true treasure waiting to be explored. Upon entering, you are welcomed by a spacious entrance hallway. The highlight of this beautiful home is the exquisite open plan dining and breakfast kitchen, a true masterpiece of design and functionality.

This property features two spacious double bedrooms, a large modern bathroom and a generous front living room all offering comfort and style in abundance.

Externally boasting a low maintenance landscaped garden to the rear and a generous driveway with garage to the front.

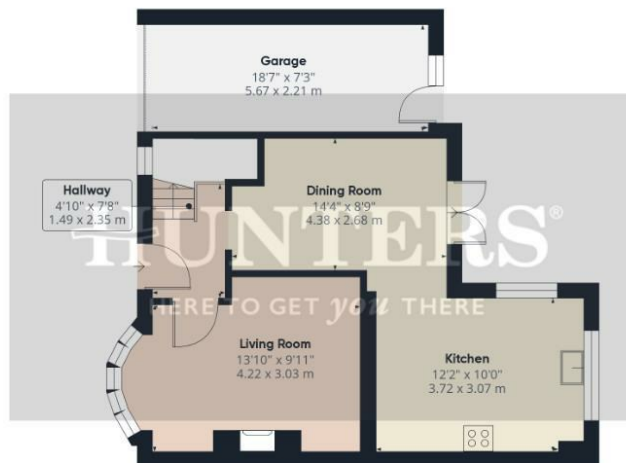
The location of this property is unbeatable, offering easy access to the seafront, local shops, charming cafes, reputable schools, and excellent transport links to Sunderland city centre and beyond.

Contact Hunters today to schedule a viewing and take the first step towards owning this delightful property in Sunderland.

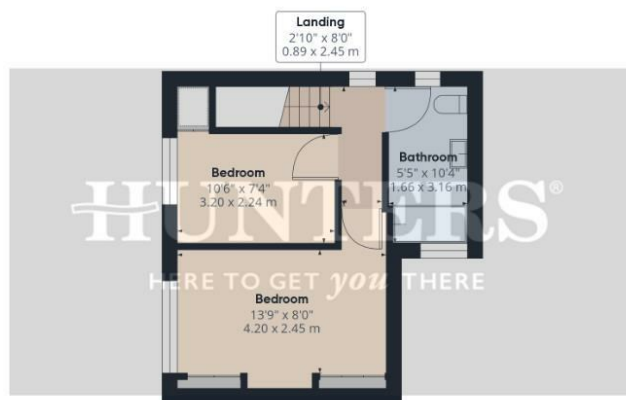








Ground Floor



Floor 1

### 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.

**HUNTERS**  
HERE TO GET *you* THERE

Approximate total area<sup>(1)</sup>  
909.44 ft<sup>2</sup>  
84.49 m<sup>2</sup>

(1) Excluding balconies and terraces

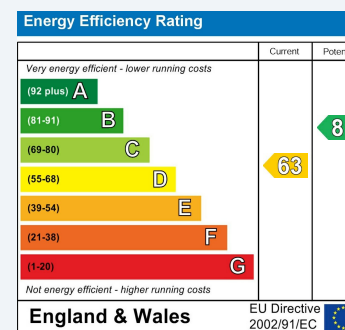
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.