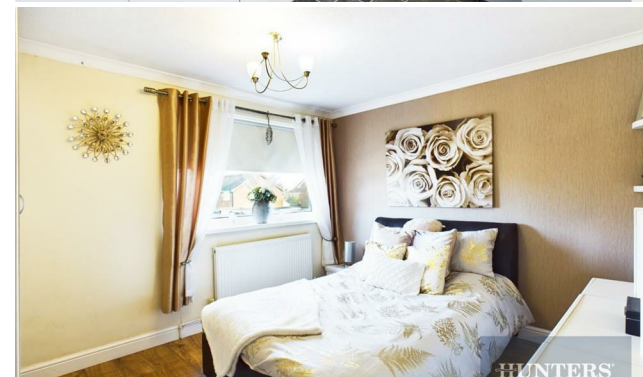




Edgeworth Crescent, Sunderland

Offers In The Region Of £145,000



Tenure: Leasehold

HUNTERS®
HERE TO GET *you* THERE

Edgeworth Crescent, Sunderland

DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN * TWO BEDROOMS *
SPACIOUS LIVING ROOM * EXCELLENT LOCATION * GARDEN * OFFERED
WITH NO ONWARD CHAIN * COUNCIL TAX BAND - A * EPC RATING - TBC *

Welcome to this charming property located on Edgeworth Crescent in the sought after area of Fulwell, Sunderland. This delightful mid-terrace house boasts a porch leading to a reception room, kitchen, two double bedrooms, and a well-appointed bathroom, offering a comfortable living space for you to call home. Garage in block .

This property is perfect for those seeking a manageable yet spacious home. The modern kitchen is well designed, while the spacious lounge provides a relaxing environment for unwinding after a long day.

Situated in a popular location, this house offers a lovely garden where you can enjoy the outdoors.

The property is also conveniently close to the stunning local coastline, an array of amenities, and excellent transport links to the city centre and beyond.

This property is offered with no onward chain , is well presented and maintained. This house is ready for you to make it your own.

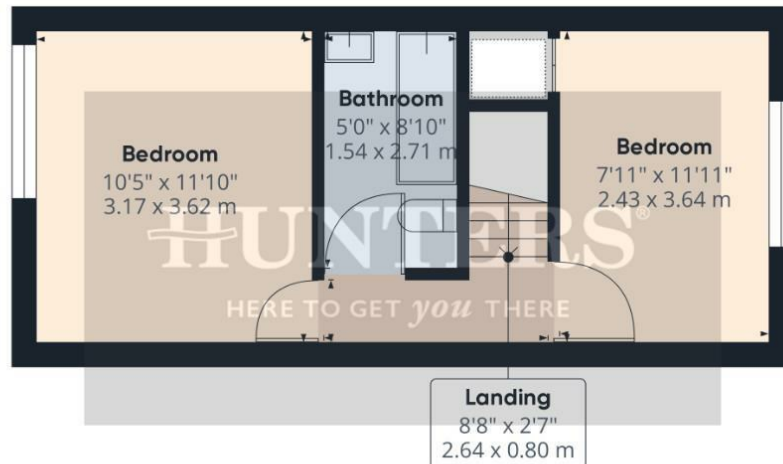
Don't miss out on the opportunity to own a piece of this vibrant neighbourhood in Fulwell.

Book a viewing today !





Ground Floor



Floor 1

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Approximate total area⁽¹⁾

634.95 ft²
58.99 m²

Reduced headroom

7.29 ft²
0.68 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Council Tax: B

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		87		(92 plus) A	
(81-91) B		73		(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	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC 	

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.

11b Sea Road, Fulwell, Sunderland, SR6 9BP

Tel: 0191 594 7788 Email:

sunderland@hunters.com <https://www.hunters.com>



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