



**Marina Court, Fulwell, Sunderland, Tyne & Wear, SR6 9AQ**

**Asking Price £250,000**





# Marina Court, Fulwell, Sunderland, Tyne & Wear, SR6 9AQ

## DESCRIPTION

Nestled in the desirable Marina Court at the head of a peaceful cul-de-sac, this charming semi-detached house in Fulwell, Sunderland, presents an exceptional opportunity for a variety of buyers.

The residence features three well proportioned bedrooms, with the master bedroom enhanced by modern fitted wardrobes that provide ample storage. A family bathroom is conveniently located on the first floor. Upon entering, you are greeted by an inviting hallway that leads to a delightful breakfasting kitchen, which flows seamlessly into a spacious living and dining area, perfect for both relaxation and entertaining.

Outside, the property boasts a lovely rear garden, providing a tranquil outdoor space for leisure and enjoyment. The driveway accommodates off street parking for vehicles, while a detached garage adds further convenience for residents and visitors alike.

One of the standout features of this home is its prime location. Just a stone's throw from the breath taking coastline, residents can indulge in leisurely beach walks or partake in various seaside activities. Excellent transport links are readily available, with a metro train station and bus stop nearby, making commuting both easy and efficient.

Families will appreciate the proximity to renowned schools, making this property an excellent choice for those with children. The surrounding area is rich in parks and a diverse range of amenities, catering to all your daily needs, from shopping to dining, ensuring a vibrant community atmosphere.

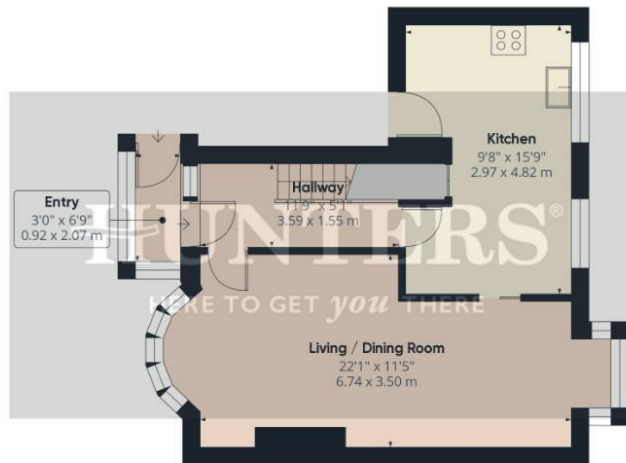
This delightful home is a must-see, and viewing comes highly recommended.



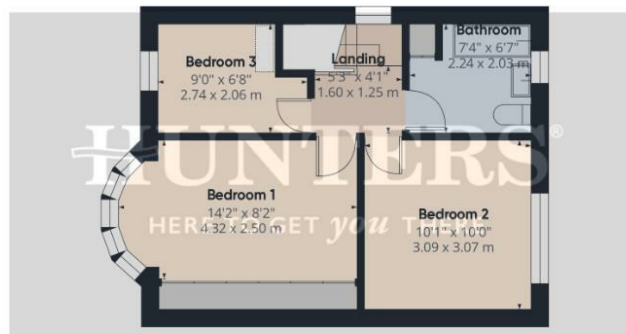








Ground Floor



Floor 1

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

Approximate total area<sup>(1)</sup>  
833.56 ft<sup>2</sup>  
77.44 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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### Viewings

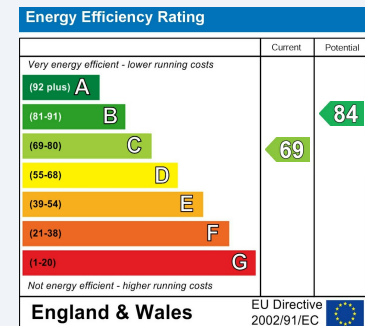
Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.