



Honister Drive, Fulwell, Sunderland, Tyne & Wear, SR5 1PA

Offers In The Region Of £285,000



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DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN * SUPERB SEMI-DETACHED HOME * GARDEN * DRIVEWAY * COUNCIL TAX BAND - C * EPC RATING - D *

Nestled on the sought-after Honister Drive in Fulwell, Sunderland, this charming semi-detached house presents an excellent opportunity for those seeking a comfortable and modern living space. The property features two spacious reception rooms, including a welcoming front living room that offers a perfect retreat for relaxation or entertaining friends and family.

At the heart of the home lies an impressive open-plan dining area that seamlessly connects to a contemporary fitted kitchen. This well-designed space is not only functional but also visually appealing, equipped with modern appliances and stylish finishes that cater to the demands of contemporary life.

The residence boasts three well-proportioned bedrooms, providing ample space for family or guests. Additionally, there is a versatile downstairs room currently used as an office, ideal for those who work from home or require extra space for hobbies.

The well-maintained rear garden is a delightful feature, combining both paved and grassed areas, creating an inviting outdoor space. Furthermore, the property offers parking for two vehicles, enhancing the convenience of this lovely home.

Situated in a prime location, this property is within easy reach of local amenities, schools, and transport links, making it an excellent choice for a variety of buyers.

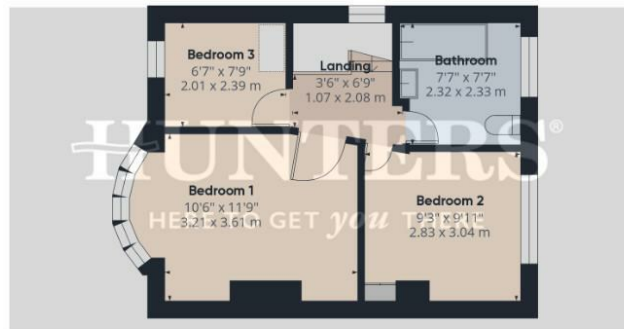
Viewing is highly recommended to fully appreciate the quality and appeal of this delightful residence.







Ground Floor



Floor 1

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Approximate total area⁽¹⁾
932.59 ft²
86.64 m²

(1) Excluding balconies and terraces

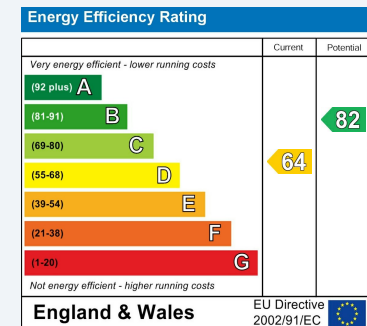
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations 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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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.

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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.