



**Prengarth Avenue, Fulwell, Sunderland, SR6 9HX**

**Offers In Excess Of £240,000**





# Prengarth Avenue, Fulwell, Sunderland, SR6 9HX

## DESCRIPTION

PLEASE VIEW VIRTUAL AND FLOORPLAN \* THREE BEDROOMS \* SEMI DETACHED HOUSE \* TWO BATHROOMS \* GARDEN \* DRIVEWAY \* COUNCIL TAX BAND - C \*

Nestled in the desirable Prengarth Avenue in Fulwell, Sunderland, this charming semi-detached house offers a splendid opportunity for both families and individuals seeking alike.

Upon entering, you are greeted by a welcoming entrance porch that leads into a spacious open-plan hallway, seamlessly connecting to a comfortable living room. The ground floor is thoughtfully designed, boasting a separate dining area, a well-appointed kitchen, and a convenient shower room, alongside a utility/store space that caters to all your practical needs.

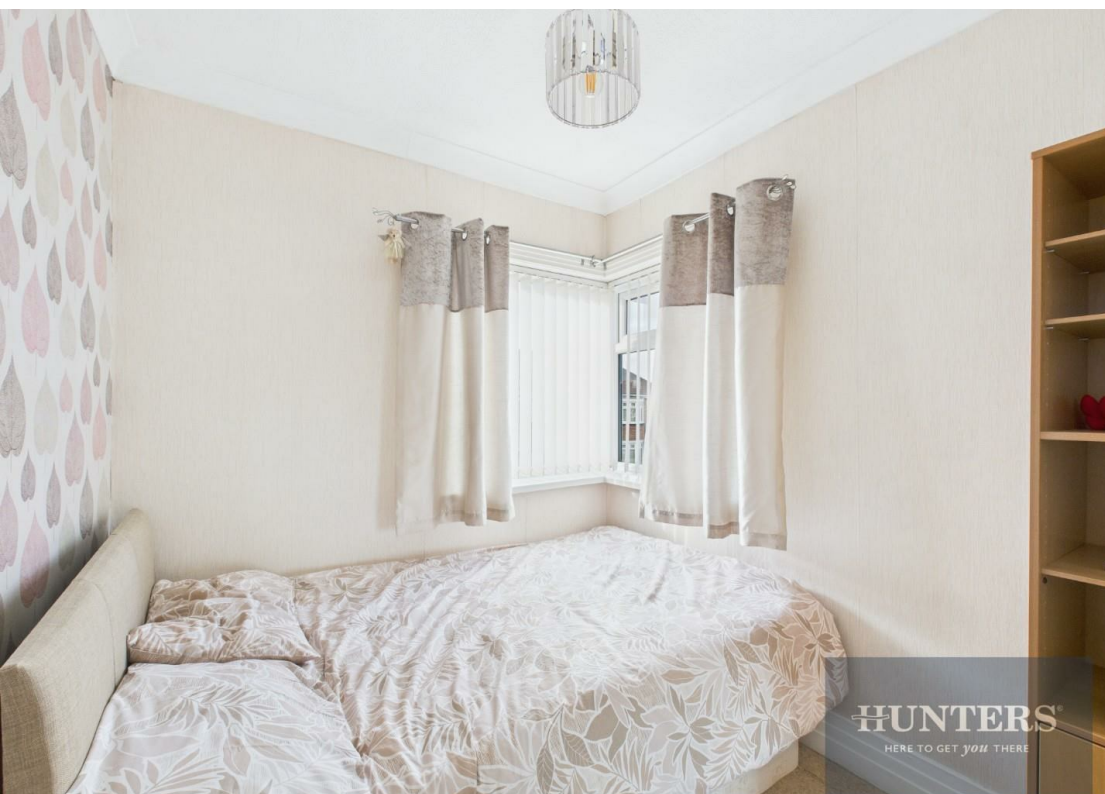
As you ascend to the first floor, you will discover three generously sized bedrooms and a modern family bathroom ensuring that daily routines are a pleasure.

The exterior of the property is equally appealing, featuring a beautifully maintained rear garden complete with a seating area and raised flower beds, perfect for enjoying the outdoors. To the front, a driveway provides parking for two vehicles, enhancing the convenience of this delightful home.

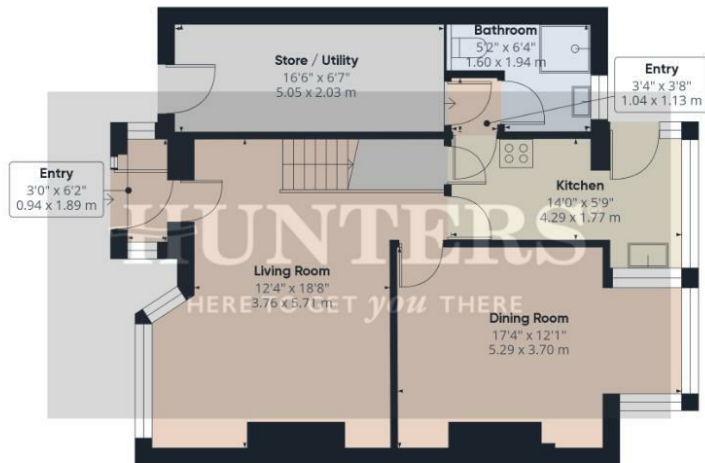
With excellent transport links and local amenities just a stone's throw away, this property is sure to attract a wide range of buyers. Viewing is highly recommended to fully appreciate the charm and potential of this lovely family home. Don't miss the chance to make this wonderful property your own.



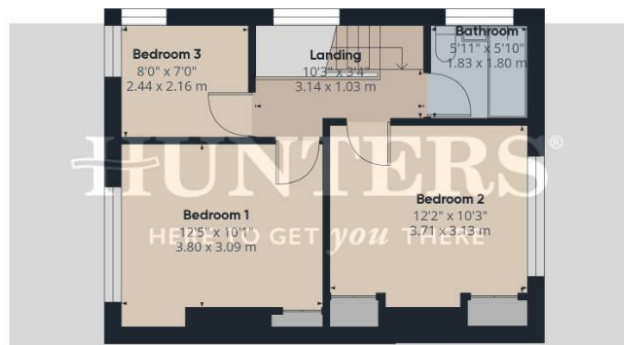








Ground Floor



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>  
1132.16 ft<sup>2</sup>  
105.18 m<sup>2</sup>

(1) Excluding balconies and terraces

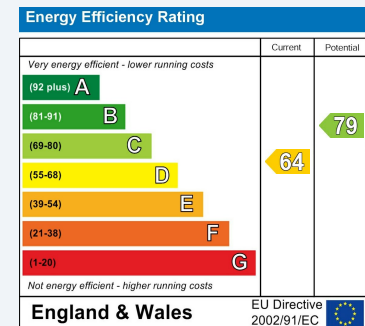
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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## 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.