



Montague Street, Sunderland

Offers In The Region Of £129,950



Tenure: Freehold

HUNTERS®
HERE TO GET *you* THERE

Montague Street, Sunderland

DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN * TWO BEDROOM COTTAGE * SUPERBLY PRESENTED * NO ONWARD CHAIN * COUNCIL TAX BAND - A * EPC RATING - D *

Nestled on Montague Street in a desirable area of Fulwell, Sunderland, this charming two-bedroom terraced cottage offers a delightful blend of modern living and traditional character. Superbly presented throughout and featuring a spacious front bedroom, alongside a cosy living room complete with a feature fireplace.

The second bedroom is conveniently offset from the living area, providing a sense of privacy and tranquillity. The fitted kitchen is both stylish and functional, making it an ideal space. The modern bathroom adds to the appeal, ensuring that all essential amenities are catered for.

Outside, the property boasts a rear yard with a garage door, offering potential for additional storage or outdoor enjoyment. Located in a sought-after residential area, this home is just a stone's throw from the picturesque coastline, reputable schools, and a variety of local amenities, making it a convenient and desirable place to reside.

With excellent public transport links, including bus routes and metro stations, commuting and exploring the surrounding areas is effortless. This property is offered with no onward chain, making it an attractive opportunity for both first-time buyers and those looking to downsize.






Council Tax: A

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		84		(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D	58			(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	
					

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>



HUNTERS®
HERE TO GET *you* THERE