



Eston Grove, Fulwell, Sunderland, Tyne & Wear, SR5 1QB

Asking Price £260,000



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PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN * MODERNISED SEMI DETACHED * THREE BEDROOMS * GARDEN * DRIVEWAY * COUNCIL TAX BAND - B * EPC RATING - D *

Nestled away just behind the picturesque Fulwell Mill, this charming three-bedroom semi-detached house on Eston Grove in Fulwell, Sunderland, presents a wonderful opportunity for those seeking a stylish and spacious family home.

Upon entering, you are greeted by a welcoming porch that leads into a bright and airy entrance hallway. The ground floor boasts an open-plan living and dining area, perfect for both entertaining guests and enjoying family time. The well-appointed kitchen is complemented by an additional living space.



As you ascend to the first floor, you will find three generously sized bedrooms, each offering ample space for relaxation and personalisation. The family bathroom is a true highlight, featuring contemporary fixtures and finishes that create a serene atmosphere.

The exterior of the property is equally impressive, with an enclosed low-maintenance garden at the rear, providing a tranquil retreat and a lovely view of Fulwell Mill. Additionally, the property benefits from a driveway that accommodates two vehicles, has a sea view from the rear and the loft is fully boarded for storage space.

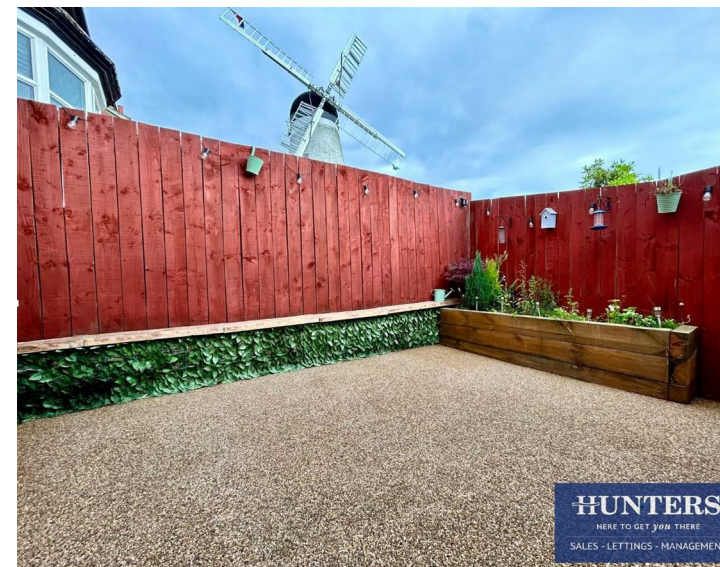
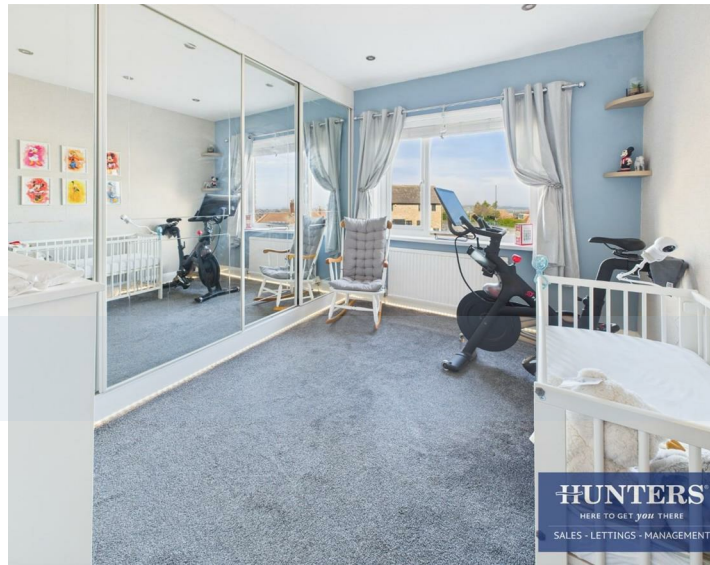


Situated in a prime location, this home is in close proximity to the stunning coastline, excellent metro and transport links, as well as renowned schools and a variety of local amenities.

Viewing is highly recommended!



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PORCH
3'7" x 6'9"

DINING ROOM
14'0" x 11'1"

BEDROOM 1
11'3" x 11'2"

LANDING
8'1" x 5'2"

HALLWAY
14'5" x 6'5"

LIVING SPACE
8'3" x 9'0"

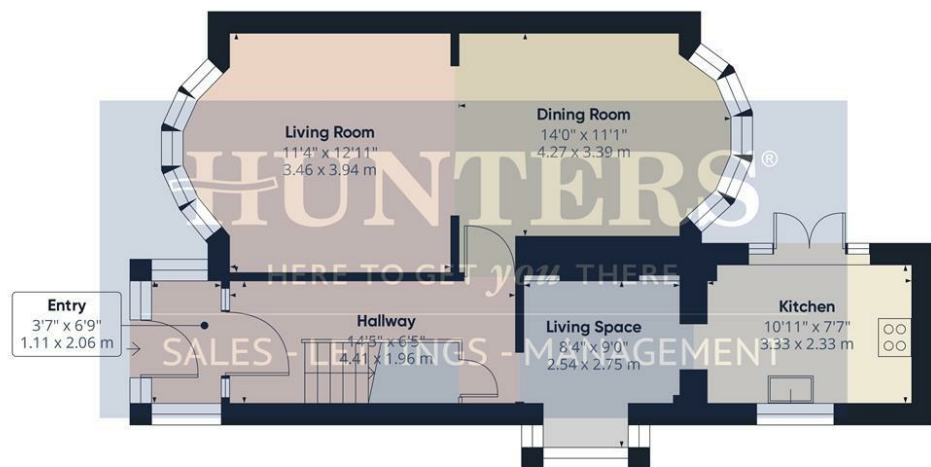
BEDROOM 2
11'4" x 9'1"

BATHROOM
8'3" x 8'0"

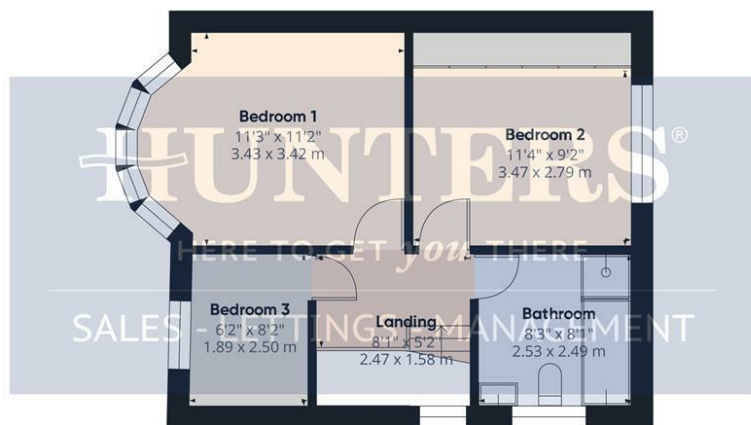
LIVING ROOM
11'4" x 12'11"

KITCHEN
10'11" x 7'7"

BEDROOM 3
6'2" x 8'2"



Ground Floor



Floor 1

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.

HUNTERS
HERE TO GET *you* THERE

Approximate total area⁽¹⁾
1041.51 ft²
96.76 m²

(1) Excluding balconies and terraces

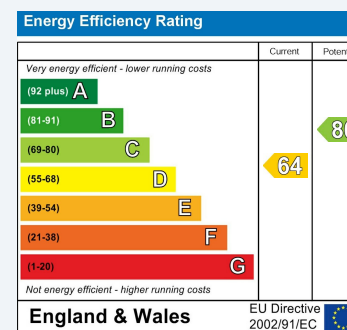
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

GIRAFFE360

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.