



Rockville, Fulwell, Sunderland, Tyne & Wear, SR6 9EL

Offers In The Region Of £380,000



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PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN * SUPERBLY SPACIOUS BUNGALOW * SR6 * GARDENS * THREE BEDROOMS * COUNCIL TAX BAND - C * EPC RATING - TBC *

Nestled in Rockville, Fulwell, Sunderland, this superbly spacious semi-detached bungalow offers an exceptional living experience. Spacious throughout the property features two inviting reception rooms, three well-appointed bedrooms, and two modern bathrooms, making it an ideal choice for families or those seeking a comfortable retreat.

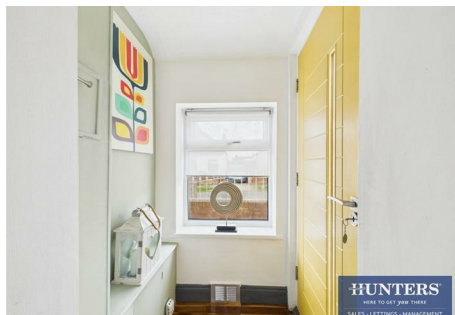
Upon entering the bungalow, you are welcomed by a generous sitting room, which is enhanced by patio doors that lead directly to a beautifully landscaped garden. This design creates a seamless flow between indoor and outdoor living, perfect for entertaining or simply enjoying the tranquil surroundings. The open-plan kitchen diner is a delightful space for family gatherings, while a practical utility room adds convenience to daily life.

The ground floor comprises three well-proportioned bedrooms, one of which boasts bay-style patio doors that offer lovely garden views. A stylish bathroom, complete with both a bath and a walk-in shower enclosure, caters to all your needs. Ascending to the first floor, you will discover a spacious loft room featuring an en suite bathroom and a walk-in wardrobe area, providing a private sanctuary away from the main living areas.

Externally, the rear garden is a true highlight, showcasing well-maintained lawns, paved and decked areas, and borders adorned with mature plants and shrubs. This outdoor oasis is perfect for unwinding or hosting gatherings in the sunshine, complete with a handy storage shed for your gardening tools.

Conveniently located, this bungalow offers easy access to the amenities of Sea Road, the picturesque coastline, and local beaches, along with excellent transport links and a variety of eateries.

Viewing is unreservedly recommended !



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porch
3'22 x 4'0

living room
20'6 x 12'8

kitchen / diner
11'5 x 22'4

utility
7'9 x 7'7

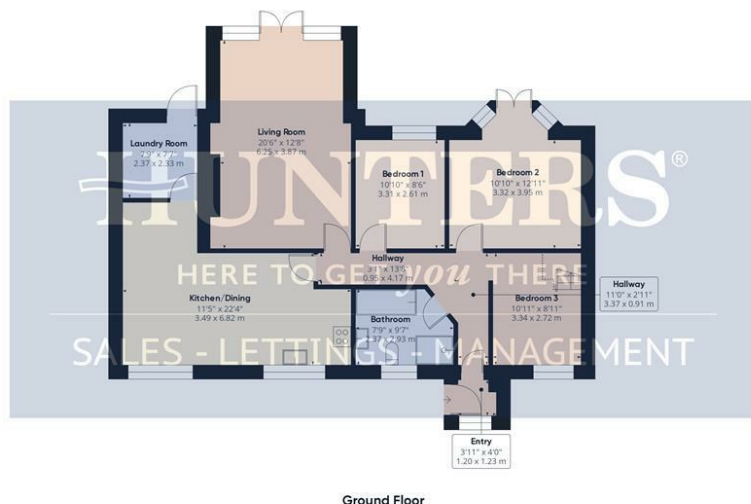
bedroom
10'10 x 8'6

hallway
3'1 x 13'6

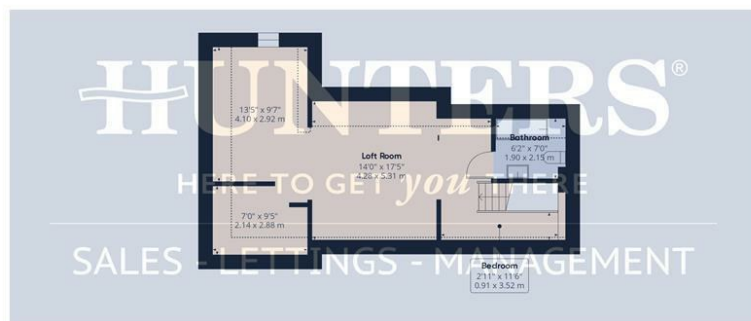
bedroom
10'11 x 8'11

bathroom
6'2 x 7'0

bedroom
13'5 x 9'7



Ground Floor



Floor 1

HUNTERS
HERE TO GET *you* THERE

Approximate total area⁽¹⁾

1635.8 ft²
151.97 m²

Reduced headroom

143.14 ft²
13.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

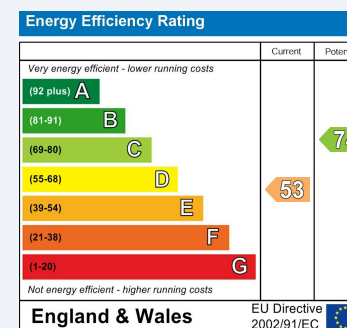
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.