



Atkinson Road, Sunderland

Offers In The Region Of £145,000



Tenure: Freehold

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Atkinson Road, Sunderland

DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN * SEMI DETACHED BUNGALOW * NO ONWARD CHAIN * CLOSE TO COAST AND AMENITIES * COUNCIL TAX BAND - B * EPC RATING - B *

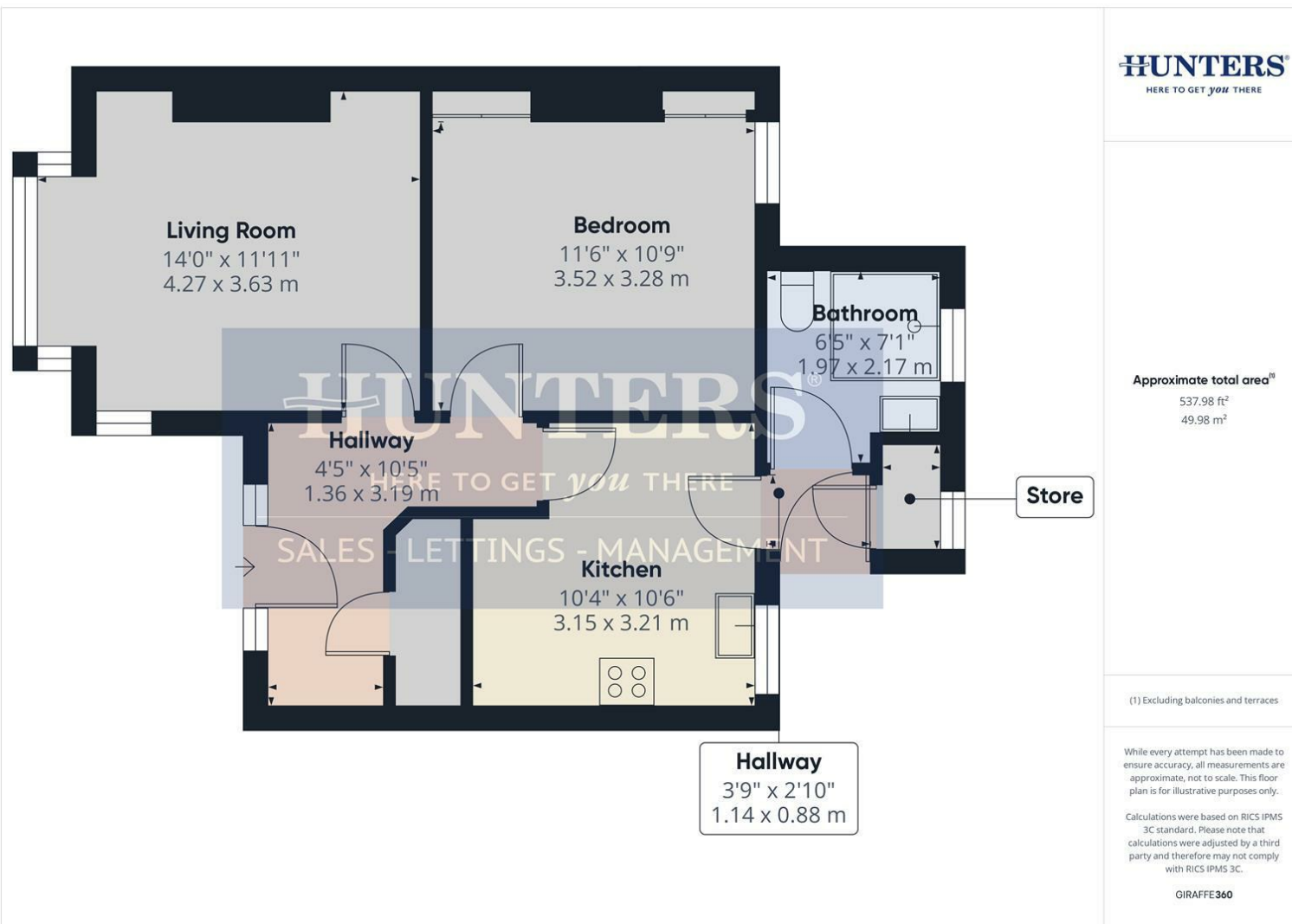
Nestled on Atkinson Road in Sunderland, this charming mid-terrace bungalow presents a wonderful opportunity for those looking to create their dream home. This property boasts a compact yet functional layout, featuring one reception room and one bedroom.

The bungalow is ideally situated for easy access to the vibrant amenities of Fulwell, including the popular Sea Road shopping area, the Metro, and the picturesque sea front. This location offers a perfect blend of convenience and coastal charm, making it an attractive choice for both families and individuals alike.

While the property requires complete renovation and modernisation, it provides a blank canvas for creative minds to transform it into a stylish and comfortable living space. The private south-facing yard, complete with a shed and store, offers a delightful outdoor area for relaxation or gardening enthusiasts. Additionally, the private front garden, set back from the road, enhances the property's appeal and provides a sense of privacy.

With no onward chain, this bungalow is ready for a new owner to embark on an exciting renovation journey. Whether you are a first-time buyer, an investor, or someone looking to downsize, this property offers immense potential in a sought-after location. Do not miss the chance to make this bungalow your own and enjoy all that Sunderland has to offer.





Council Tax: B

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	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89	(92 plus) A		
(81-91) B	81		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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	EU Directive 2002/91/EC	

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

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