



Tollerton Drive, Fulford Grange, Sunderland, Tyne & Wear, SR5

£195,000



Tollerton Drive, Fulford Grange, Sunderland, Tyne & Wear, SR5 3DQ

DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * THREE BEDROOM
SEMI DETACHED * LARGE GARDEN * GARAGE AND DRIVEWAY *
COUNCIL TAX BAND - C * EPC RATING - D *

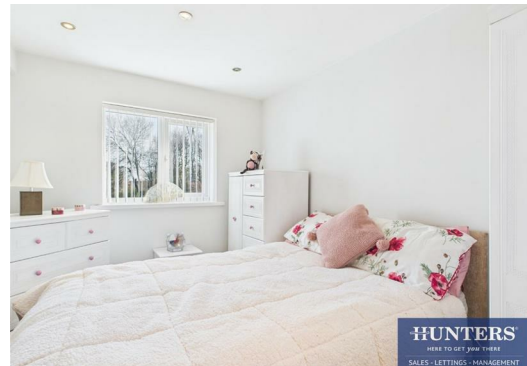
Hunters welcome to the market this well-presented semi-detached home in Tollerton Drive, Sunderland. This superb home offers a wonderful opportunity for first-time buyers and families alike. The property is situated within a highly regarded estate, providing excellent access to major road links via the A19, making commuting a breeze.

Upon entering, you are welcomed by a spacious entrance lobby that leads into a bright and airy open-plan lounge, perfect for relaxation and entertaining. The kitchen dining room is a highlight of the ground floor, featuring French doors that open directly onto a larger than average rear garden. This secluded outdoor space is a true gem, complete with a charming summer house equipped with electricity, ideal for use as a peaceful retreat or a versatile home office.

The first floor comprises three generously sized double bedrooms, ensuring ample space for family living or guests. The accommodation is completed by a well-appointed shower room designed for both comfort and convenience.

Additional features of this delightful home include a driveway that provides parking for at least two vehicles, along with an integral garage, enhancing the practicality of this property.

With its blend of comfort, functionality, and an enviable location, this semi-detached house is a perfect choice for a variety of buyers seeking a welcoming and well-maintained home. Don't miss the chance to make this lovely property your own.







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⁾

768.44 ft²

71.39 m²

Reduced headroom

10.07 ft²

0.94 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

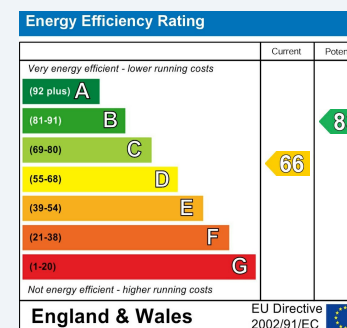
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.