



Kirkstone Avenue, Fulwell, Sunderland, SR5

**HUNTERS**<sup>®</sup>  
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Kirkstone Avenue, Fulwell, Sunderland, SR5

Asking Price £339,950

• PLEASE VIEW VIRTUAL TOUR • RECENTLY RENNOVATED • SEMI-DETACHED HOUSE • FOUR BEDROOMS • THREE BATHROOMS • DRIVEWAY • GARDEN • COUNCIL TAX BAND - B • EPC - D •

Hunters presents to the market is this recently refurbished, neutrally decorated, semi-detached house, ideally situated in a much sought-after location with convenient access to public transport links, reputable nearby schools, and an array of local amenities. The property offers easy access to scenic walking and cycling routes, making it suitable for a variety of buyers including first-time purchasers, investors, and families.

Upon entering, you are greeted by a welcoming open-plan reception room featuring large windows and attractive wood floors. The natural light enhances the spacious feel, seamlessly connecting to the heart of the home—an impressive open-plan kitchen/diner. Thoughtfully designed, the kitchen includes a substantial kitchen island, wood countertops, a Belfast sink with gold mixer-tap, integrated appliances, large ceramic hob and double ovens. Folding sliding doors open out onto the garden, creating an effortless flow between indoor and outdoor living, while allowing an abundance of natural light into the home.

The property comprises four bedrooms. The master bedroom is a generous double, while another benefits from the convenience of an en-suite. Three modern bathrooms ensure comfort for every member of the household, including a fully tiled main bathroom with a free-standing bath, an fully tiled ensuite bathroom featuring a rain shower. A third half-tiled bathroom also offers a rain shower. There are lots of little touches in this house that give it a luxurious feel.

Further features include ample parking in the front driveway, a single garage, and a private garden, providing excellent space for relaxing or entertaining. This property combines versatile living space with a high standard of finish, in a prime location well-suited to a range of lifestyles.

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Floor 0

Approximate total area<sup>(1)</sup>

1155 ft<sup>2</sup>

107.2 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

- Hallway

8'8" x 3'5"
- Living Room

12'4" x 12'3"
- Kitchen/Dining Room

20'7" x 18'1"
- Utility Room

5'4" x 2'11"
- Bedroom 4

14'6" x 8'7"
- Bathroom

5'4" x 5'3"
- Landing

2'11" x 8'6"
- Bathroom

6'3" x 7'9"
- Bedroom 1

10'4" x 15'3"
- Bedroom 2

10'4" x 8'8"
- Bathroom

6'2" x 7'3"
- Bedroom 3

9'8" x 6'11"

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. 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.

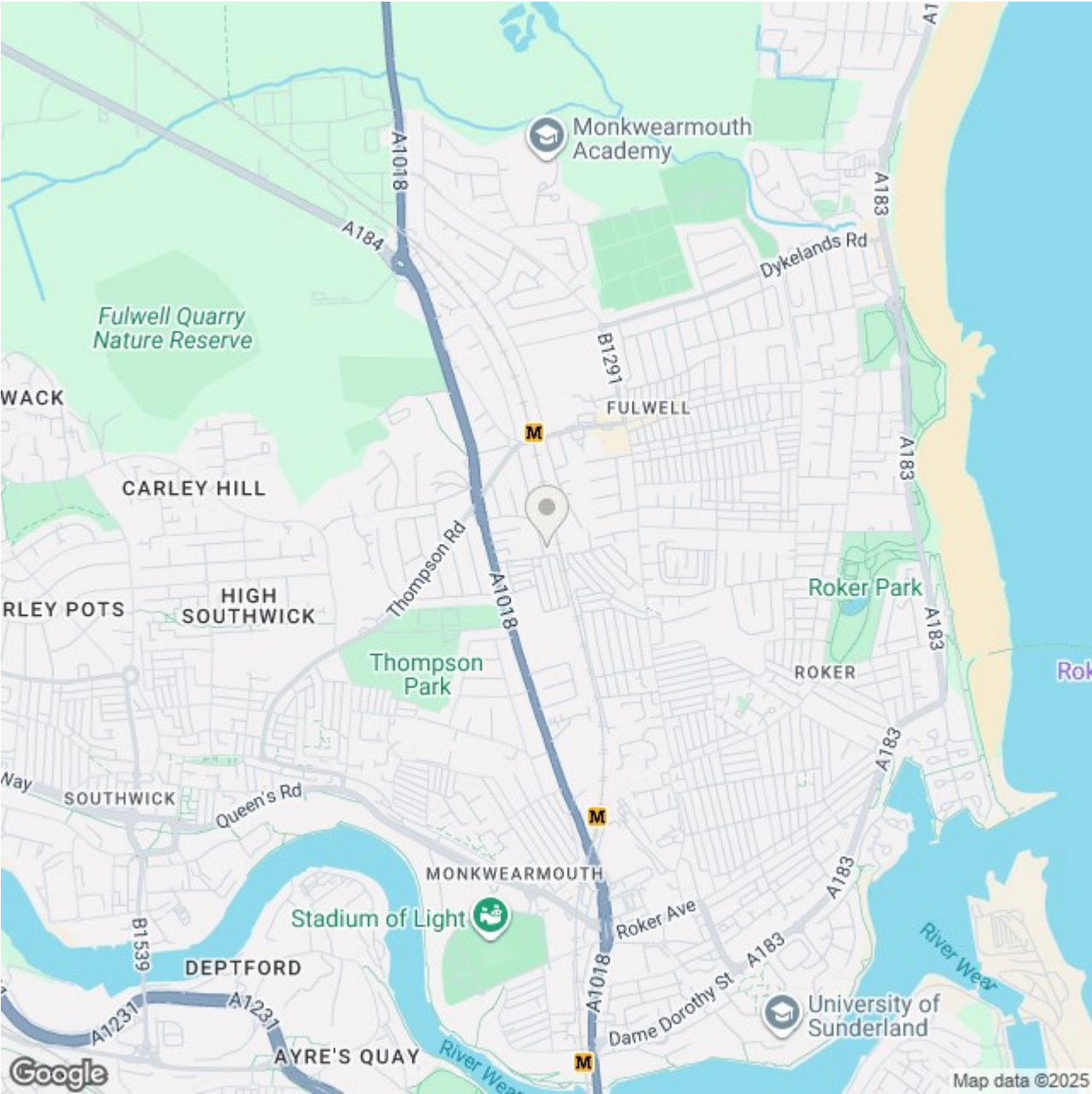
Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         | 79        |
| (55-68) D                                   |         |           |
| (39-54) E                                   | 43      |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive

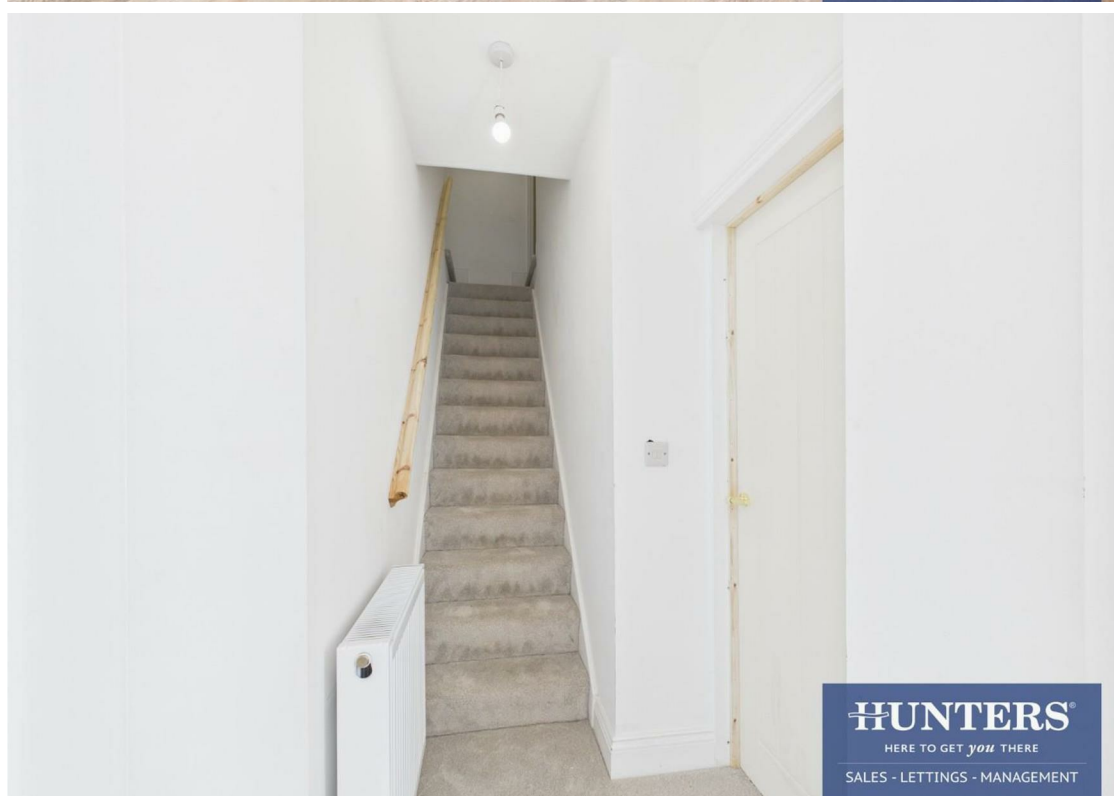
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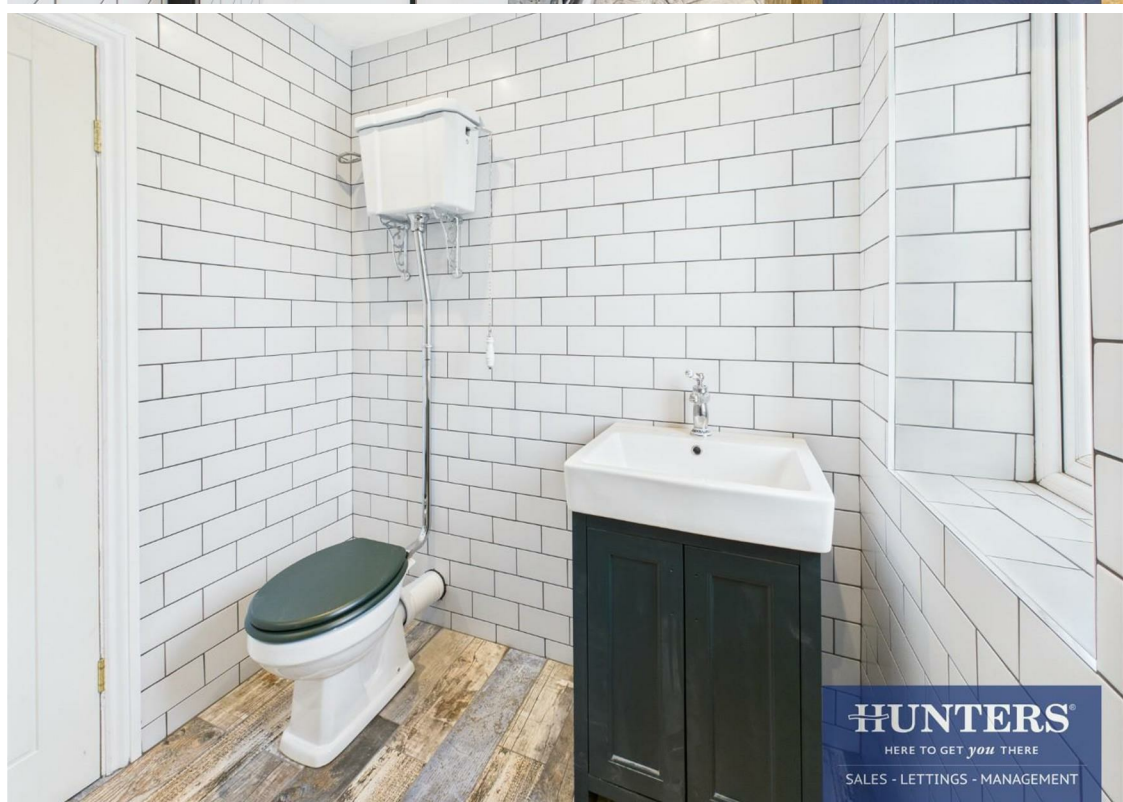




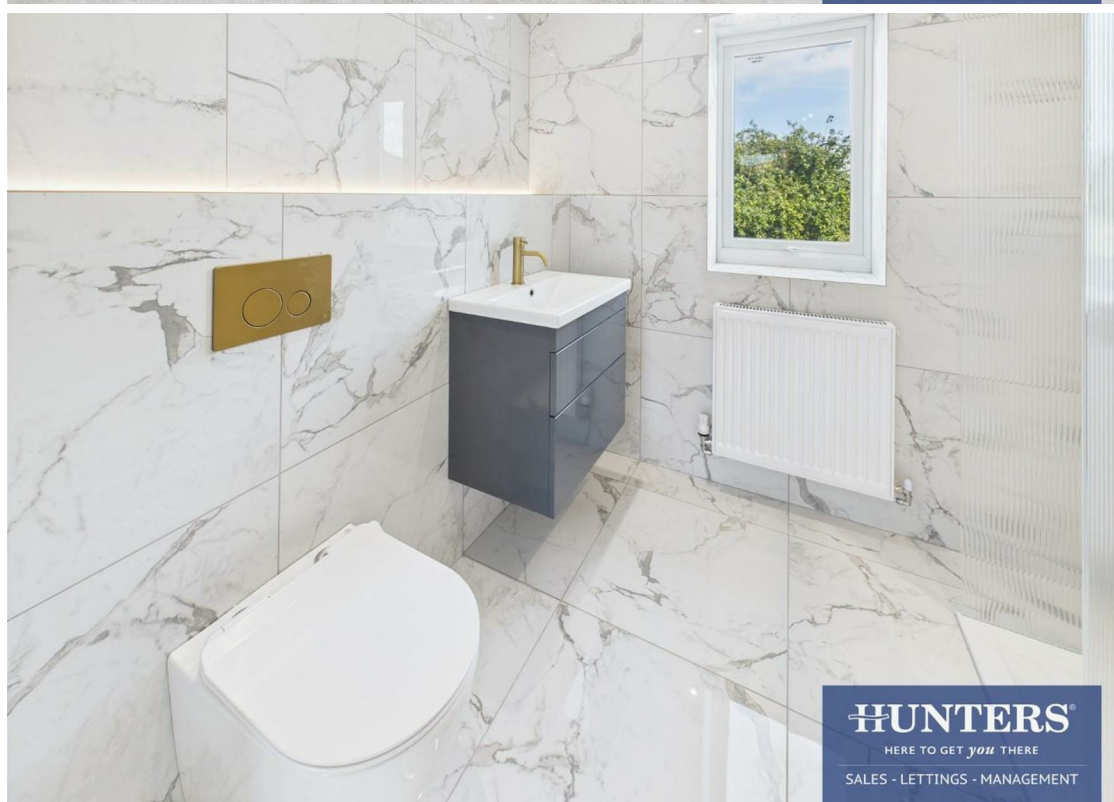
















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