



Garcia Terrace, Fulwell, Sunderland, Tyne & Wear, SR6 9DY

Offers In The Region Of £199,950



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DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * FOUR BEDROOMS *
NO ONWARD CHAIN * SR6 * COUNCIL TAZ BAND - B * EPC RATING - D *

Situated in Garcia Terrace in Fulwell, Sunderland - this period terraced house offers a remarkable opportunity for those looking to create their ideal home.

With four generously sized bedrooms, this property is sure to appeal to a wide range of buyers.

The layout features a hallway that leads to two reception rooms and the kitchen, which gives access to a rear yard. Externally there is a detached garage, complete with a convenient roller shutter for easy access from the rear lane.

While the property does require some modernisation, it presents a blank canvas for prospective buyers to infuse their personal style and vision. The bathroom is equipped with essential amenities, including a sink, WC, and shower, ensuring comfort and convenience.

One of the most appealing aspects of this home is its prime location. Residents will benefit from being close to the coast, local shops, and parks, making it an ideal setting for those who enjoy outdoor activities and a vibrant community atmosphere. Furthermore, excellent transport links provide easy access to surrounding areas, enhancing the convenience of daily life.

With no onward chain, this property is ready for a new owner to embrace the potential it holds.

Viewing comes highly recommended !







Floor 0



Floor 1

Approximate total area⁽¹⁾

1250 ft²

116.1 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces.

Reduced headroom

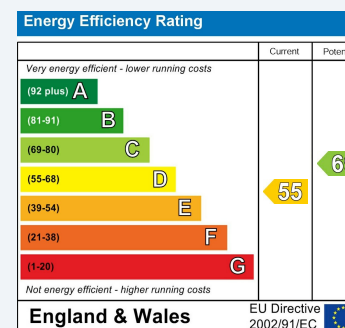
Below 5 ft/1.5 m

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

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.

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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.