



Gloucester Avenue, Fulwell, Sunderland, Tyne & Wear, SR6 9ED

Asking Price £325,000



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PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * SUPEBLY EXTENDED PROPERTY * SPACIOUS LIVING * GARDENS * EXCELLENT LOCATION * COUNCIL TAX BAND - C * EPC RATING C *

Nestled on Gloucester Avenue in Sunderland, this property is a unique and stunning example of a beautifully improved and extended end terrace home. Spacious throughout and brimming with modern charm while retaining its characteristic appeal.

As you enter, you are greeted by a light and spacious hallway featuring a striking stained glass door. The ground floor boasts a double bedroom complete with fitted wardrobes, providing ample storage. Whilst the open-plan living, dining, and kitchen area is a true highlight, offering a wonderful view of the rear courtyard garden through large bifold doors. This seamless connection to the outdoors creates an inviting atmosphere, perfect for entertaining or enjoying family time. Additionally, there is a utility area and a convenient downstairs shower room.

On the first floor, you will find a large family bathroom and three well-proportioned bedrooms, ensuring plenty of space for family living. A staircase leads to the second floor, where two further loft bedrooms await, ideal for guests or as private study spaces.

The property is complemented by gardens at both the front and rear, with the rear garden featuring a charming summer house equipped with electricity, perfect for a home office or leisure space.

This home is perfectly designed for family living, situated close to a host of amenities, excellent schools, and superb transport links. The stunning coastlines and parks nearby offer additional recreational opportunities, making this property an ideal choice for those seeking a vibrant community.

Don't miss the chance to make this remarkable house your new home.



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Hallway
16'6" x 7'6"

Bedroom 1
12'11" x 10'4"

WC
4'5" x 2'7"

Kitchen/Diner
12'9" x 20'3"

Living Room
10'8" x 22'10"

Hallway
4'7" x 5'0"

Utility Room
12'4" x 7'3"

Bathroom
7'8" x 7'11"

Landing
12'3" x 5'0"

Bedroom 2
12'9" x 12'5"

Bedroom 3
12'8" x 12'0"

Bedroom 4
9'1" x 7'5"

Bathroom
8'2" x 7'9"

Landing
6'7" x 2'11"

Loft Bedroom 1
9'3" x 15'5"

Loft Bedroom 2
9'1" x 7'6"



Viewings

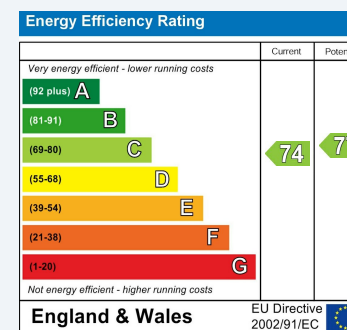
Please contact sunderland@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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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