

**Prengarth Avenue, Fulwell, Sunderland, Tyne & Wear, SR6 9HX**

**Offers In The Region Of £230,000**

**HUNTERS®**  
HERE TO GET *you* THERE

# Prengarth Avenue, Fulwell, Sunderland, Tyne & Wear, SR6 9HX

## DESCRIPTION

- PLEASE VIEW FLOORPLAN & VIRTUAL TOUR • FULWELL SR6 •
- LARGER STYLE TWO BED SEMI • SUPERBLY PRESENTED •
- DESIRABLE LOCATION • IDEAL FOR ACCESS TO LOCAL AMENITIES AND THE COAST • OFF ROAD PARKING • COUNCIL TAX BAND - C •
- EPC RATING TBC •

Located on the desirable Prengarth Avenue in Fulwell, this charming larger-style semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts two well-proportioned bedrooms, making it ideal for those seeking space and comfort.

Upon entering, you are welcomed by a spacious hallway that leads into a delightful lounge through dining room. This inviting area features patio doors that open onto a lovely garden, which offers both paved and grassed sections, perfect for outdoor relaxation or entertaining guests. The kitchen is equipped with fitted appliances and provides access to a convenient storage and utility area, enhancing the functionality of the home.

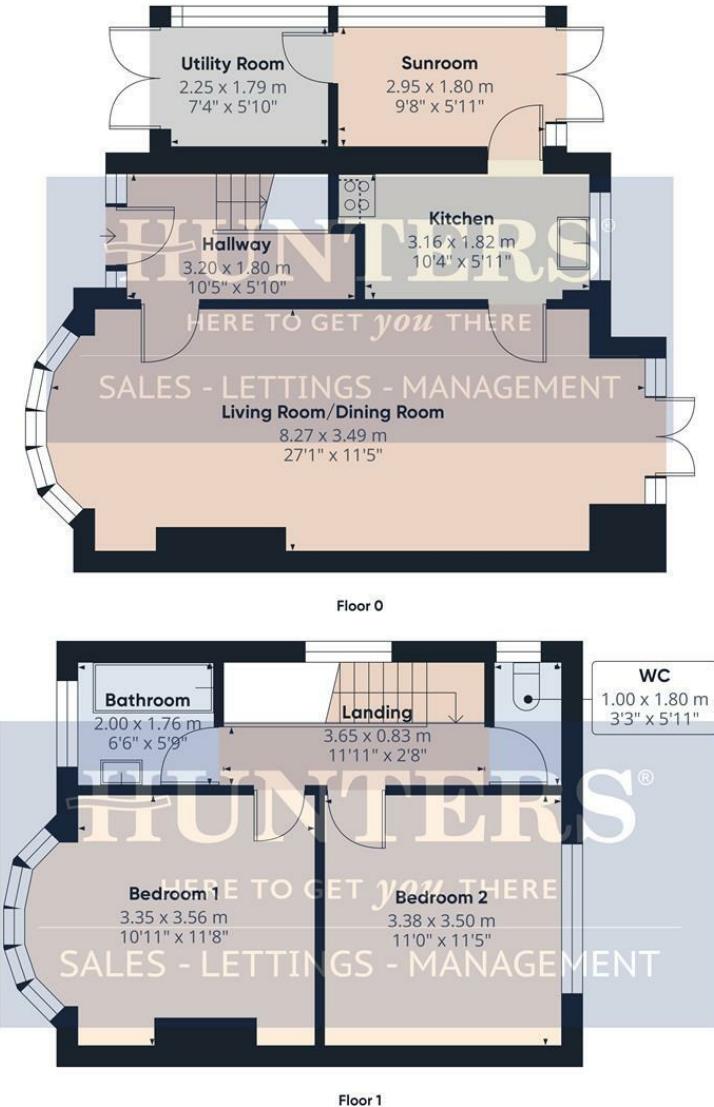
On the first floor, you will find two generous bedrooms that provide ample space. The modern bathroom is a standout feature, complete with a waterfall shower, while a separate toilet adds to the practicality of the layout.

Ideally positioned, the property is within easy reach of local amenities including shops, schools, and leisure facilities. The nearby seafront and Roker Park also offer great opportunities for outdoor activities and scenic walks.

This home is not to be missed, and early viewing is highly advised to fully appreciate all that it has to offer. Whether you are looking to settle down or invest, this property is sure to meet your needs.







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SALES - LETTINGS - MANAGEMENT

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

81.7 m<sup>2</sup>  
879 ft<sup>2</sup>

Reduced headroom  
0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

## 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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	59	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.