



Kirkstone Avenue, Fulwell, Sunderland, SR5

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Kirkstone Avenue, Fulwell, Sunderland, SR5

Offers In The Region Of £289,950

*PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS * 4 BEDROOM * SEMI-DETACHED * FULWELL * FREEHOLD * COUNCIL TAX BAND- C * EPC RATING - D *

For sale is this semi-detached house situated on the popular Kirkstone Avenue in Sunderland, offering four bedrooms and presenting a practical layout well-suited for families and a wide range of buyers. The property is in excellent condition and provides two reception rooms, both benefiting from large windows that allow for plenty of natural light. The first reception room features a wood burning stove, while the second is open-plan with a garden view, providing access to the garden and decking area, ideal for relaxing or outdoor dining.

The open-plan kitchen is equipped with a dining space, breakfast area, and ample storage. Its connection to a sunroom creates a sociable and versatile space. Upstairs, the master bedroom features built-in wardrobes. There are two further double bedrooms and a single room that could also serve as an office. The bathroom offers modern fittings including a rain shower and heated towel rail.

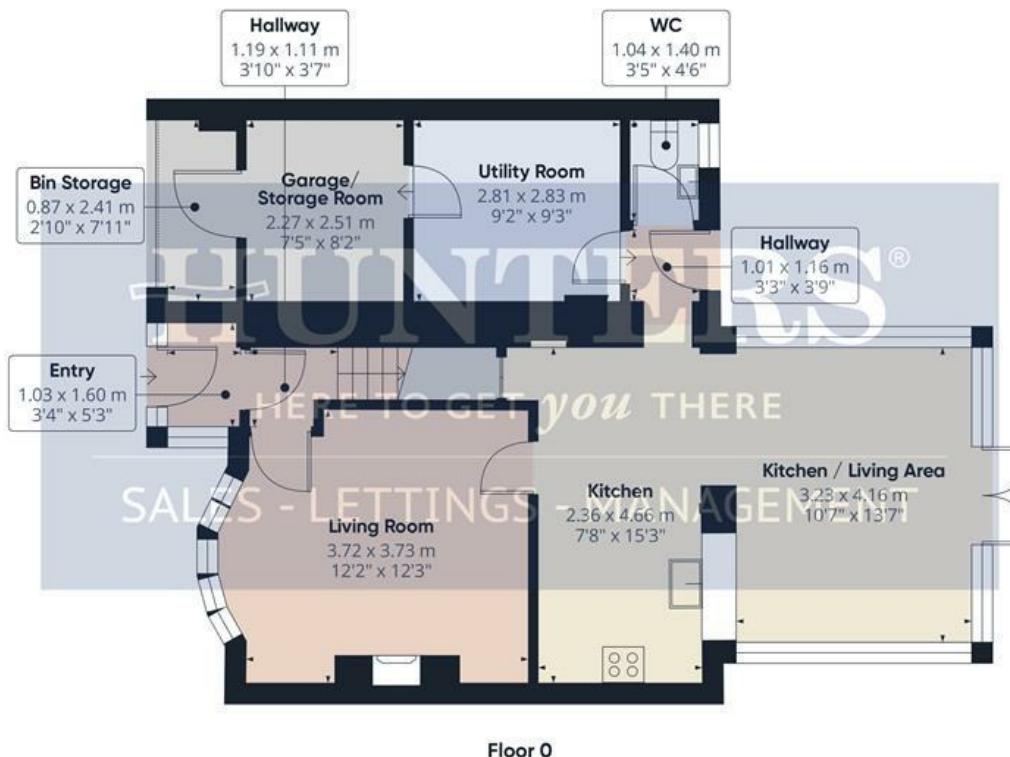
A downstairs WC adds convenience, and the converted garage now provides additional storage space and a separate utility room. The block paved driveway provides off-street parking.

Kirkstone Avenue is well-placed for local amenities and schools, making it a practical choice for families. The nearby Roker Park offers green open space, and Sunderland's beach is in close proximity, allowing for walks along the seaside and access to cafés and leisure facilities on the coast.

The property's location provides convenient access to local shopping at nearby high streets and the benefits of Sunderland's broader amenities.

This property is offered for sale and is available to view by appointment.

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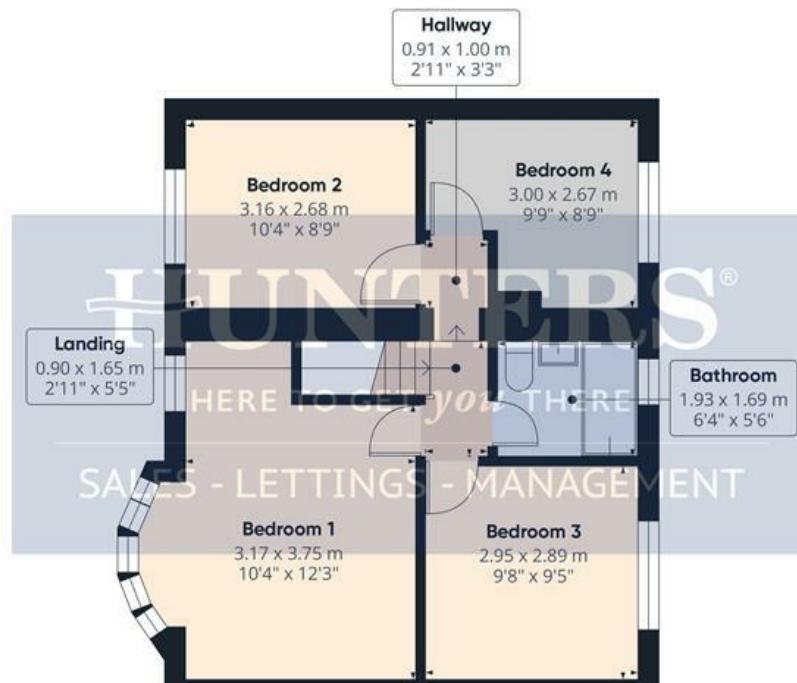


Floor 0

Approximate total area⁽¹⁾

106.9 m²

1151 ft²

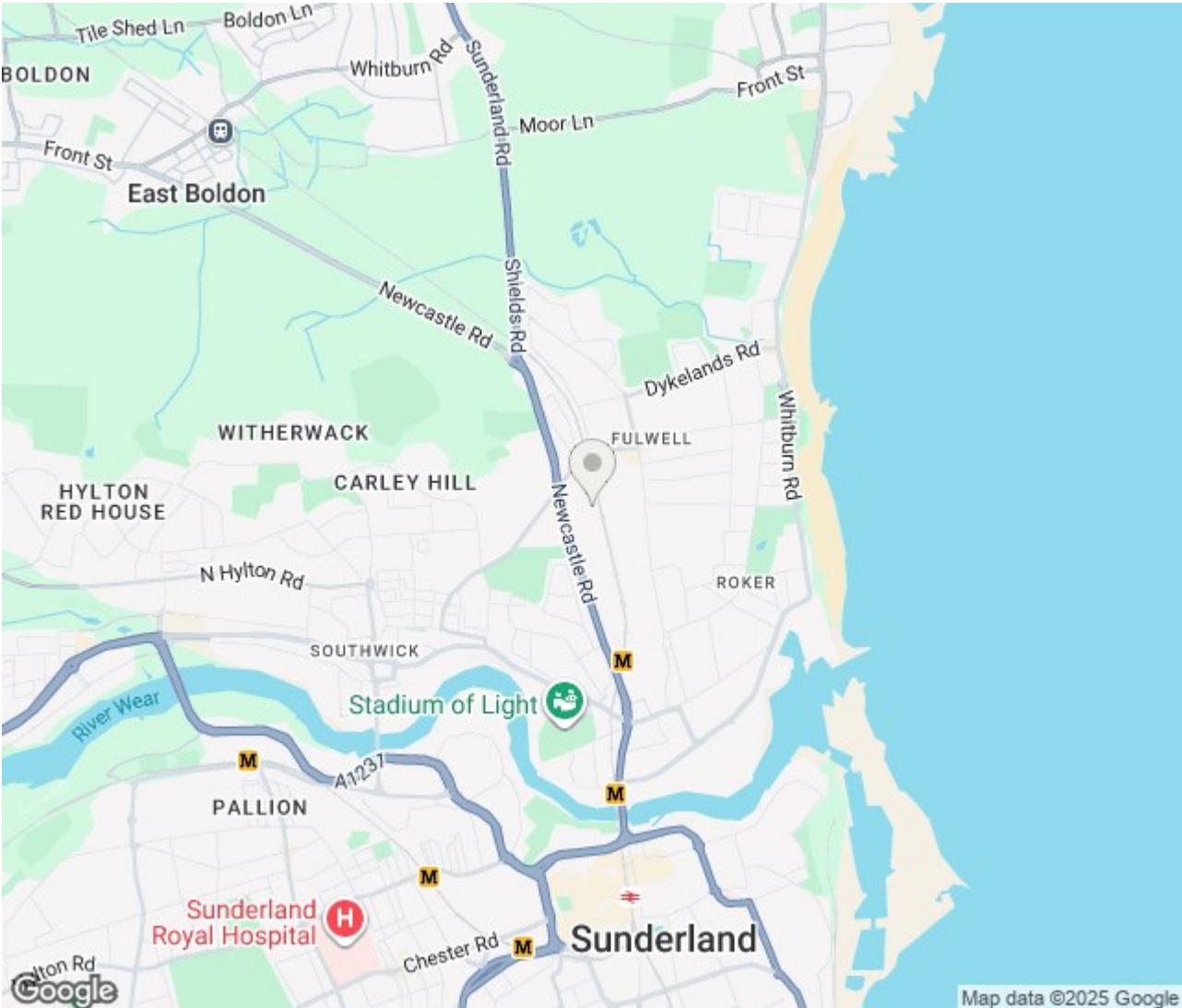


Floor 1

(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.

Entry 3'4" x 5'2"	Bin Storage 2'10" x 7'10"
Hallway 3'10" x 3'7"	Landing 2'11" x 5'4"
Living Room 12'2" x 12'2"	Bedroom 1 10'4" x 12'3"
Kitchen 7'8" x 15'3"	Bedroom 2 10'4" x 8'9"
Sunroom 10'7" x 13'7"	Bedroom 3 9'8" x 9'5"
Hallway 3'3" x 3'9"	Bedroom 4 9'10" x 8'9"
WC 3'4" x 4'7"	Bathroom 6'3" x 5'6"
Utility Room 9'2" x 9'3"	
Garage/Storage Room 7'5" x 8'2"	



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.

