



Laburnum Road, Fulwell, Sunderland, Tyne & Wear, SR6 9RW



Offers In The Region Of £149,950

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DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN * MID TERRACED COTTAGE * NO ONWARD CHAIN * WELL PRESENTED THROUGHOUT * COUNCIL TAX BAND - A * EPC RATING - E *

Nestled on Laburnum Road in the desirable area of Fulwell, Sunderland, this charming mid-terrace cottage presents an excellent opportunity for those seeking a delightful home.

With two well-proportioned bedroom spaces and a stand out bathroom, this property is both light and inviting, making it perfect for a wide range of buyers.

Upon entering, you are greeted by a welcoming hallway that leads to a front bedroom with bay window. The living room is a highlight of the home, featuring a staircase that ascends to the loft bedroom. The property also boasts a fitted kitchen and large bathroom equipped with a bath, a walk-in shower, a sink, and a toilet.

Step outside to discover a lovely rear yard, complete with a beautifully decked area that faces west, allowing you to bask in the afternoon sun.

Offered with no onward chain, this property is ready for you to move in and make it your own.

Viewing comes highly recommended !







Ground Floor



Floor 1

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.

HUNTERS
HERE TO GET *you* THERE

Approximate total area⁽¹⁾
892.87 ft²
82.95 m²

Reduced headroom
116.92 ft²
10.86 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

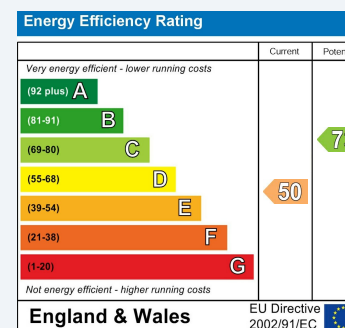
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

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.