

Tollerton Drive, Fulford Grange, Sunderland, SR5

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Tollerton Drive, Fulford Grange, Sunderland, SR5

Or Nearest Offer £289,950

* 4 BEDROOM * 2 BATHROOM * DETACHED * NO ONWARD CHAIN * FREEHOLD * FULFORD GRANGE * DRIVEWAY * GARAGE * LARGE GARDEN *

Offered for sale with no onward chain, this well-proportioned four-bedroom detached home is situated in the sought-after area of Fulford Grange. Well presented and tastefully decorated throughout, the property offers spacious and versatile accommodation, comprising two reception rooms, a generous kitchen, separate utility room and two modern bathrooms.

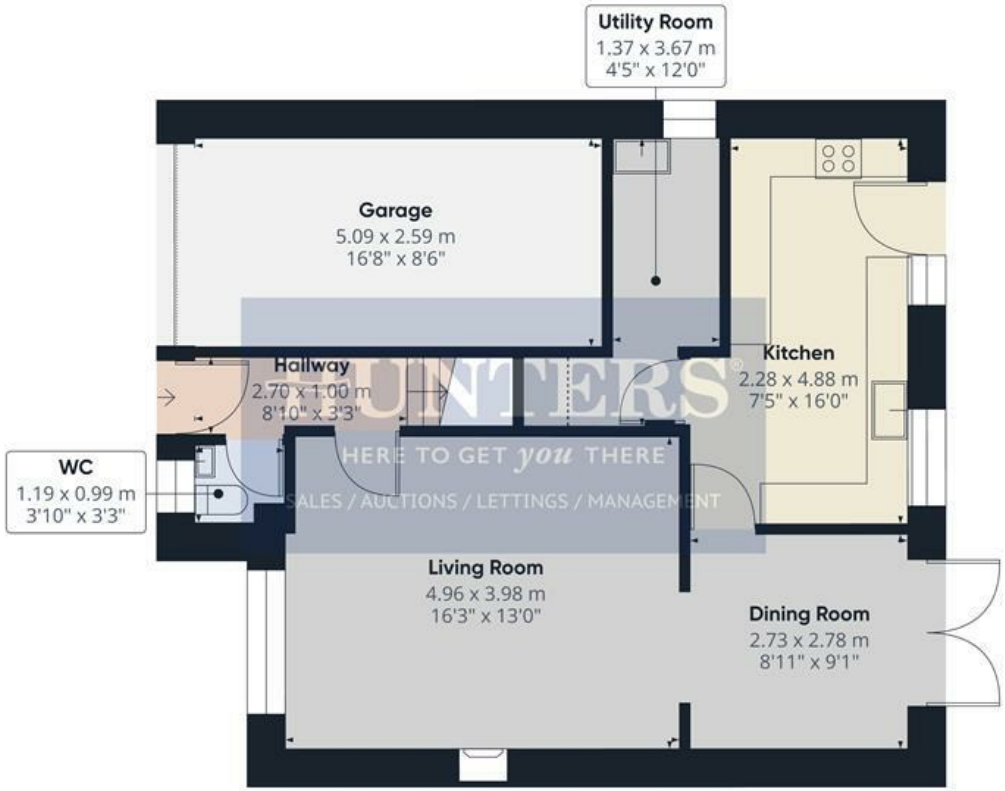
To the ground floor, an entrance hallway leads to a spacious living room featuring an attractive fireplace with an electric fire, and a separate dining room complete with patio doors opening onto the rear garden. There is also a convenient downstairs WC. The well-sized kitchen provides ample storage and features an integrated fridge and freezer, dishwasher, gas hob and electric oven, together with pleasant views over the garden and direct external access. A separate utility room adds further practicality.

To the first floor are four well-proportioned bedrooms, with the master bedroom featuring its own en-suite. Both the en-suite and family bathroom are finished to a modern standard, each featuring a bath, walk-in shower and heated towel rail. There is also a partially boarded loft, accessed via a fitted loft ladder, with power and lighting installed, providing useful additional storage space.

Externally, the property has a single driveway leading to a single garage. To the rear is a particularly generous and private garden, which is not directly overlooked, offering an excellent space for outdoor relaxation and entertaining.

Fulford Grange is a popular residential location, ideally positioned for access to the A19, Hylton Riverside Retail Park, local amenities and nearby green spaces. The area also offers access to well-regarded local schools and transport links.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788
sunderland@hunters.com | www.hunters.com



Floor 0



Floor 1

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Approximate total area(1)

119.6 m²

1287 ft²

Reduced headroom

0.5 m²

5 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360

Hallway
8'10" x 3'3"

WC
3'10" x 3'2"

Living Room
16'3" x 13'0"

Dining Room
8'11" x 9'1"

Kitchen
7'5" x 16'0"

Utility Room
4'5" x 12'0"

Landing
13'11" x 8'11"

Bedroom 1
13'11" x 8'11"

En-Suite
10'2" x 7'0"

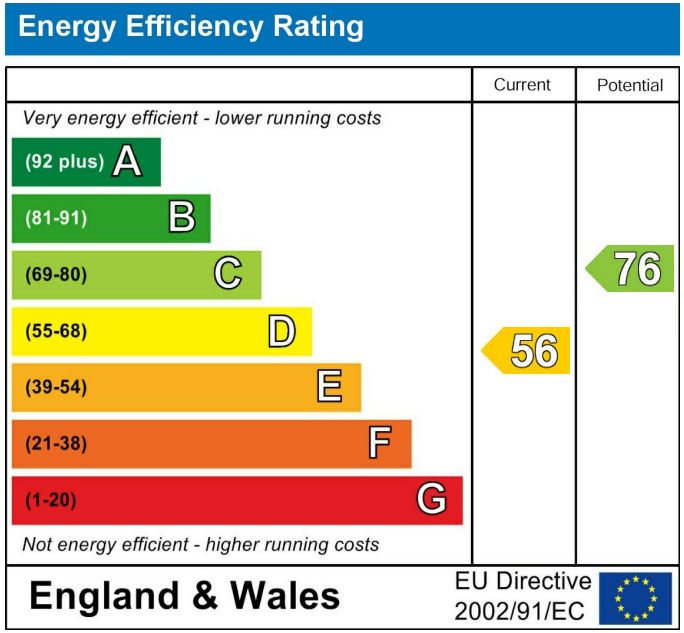
Bedroom 2
14'0" x 8'8"

Bedroom 3
11'5" x 9'4"

Bedroom 4
11'2" x 8'9"

Bathroom
8'0" x 6'8"

Garage
16'8" x 8'5"



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.












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