



Donington Close, Fulford Grange, Sunderland, SR5

HUNTERS[®]
HERE TO GET *you* THERE

Donington Close, Fulford Grange, Sunderland, SR5

Offers In The Region Of £179,950

* 2 BEDROOM * END-LINK * FREEHOLD * FULFORD GRANGE * DRIVEWAY * GARDEN * COUNCIL TAX BAND B * EPC RATING C *

This well-presented two-bedroom end-link house is for sale in the sought-after Fulford Grange area of Sunderland, offering well-proportioned accommodation with a good balance of indoor and outdoor space. The property is an ideal choice for a range of buyers and is conveniently located close to schools and green spaces.

The ground floor features a comfortable living room, providing a pleasant area to relax, with a fireplace creating a focal point. The living room leads through to a modern, generously sized kitchen with tiled flooring. The kitchen provides access to, and views over, the rear garden.

Upstairs, there is a master bedroom and a second double bedroom with built-in wardrobes and additional storage. The modern, tasteful bathroom is fully tiled and includes a bath and heated towel rail. Attractive solid wood doors are fitted throughout, adding a quality touch to the accommodation.

Externally, the house has a block-paved driveway with a lawned front garden. To the rear, the attractive garden is part paved and part lawned and includes a summer house with electricity, providing useful additional space.

Fulford Grange is a sought-after residential area, conveniently situated close to local schools, green spaces and everyday amenities. Sunderland city centre and the wider range of shops, cafés and leisure facilities it offers are also within easy reach.

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



Floor 0



Floor 1



Approximate total area⁽¹⁾

54.6 m²

588 ft²

Reduced headroom

1.3 m²

14 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

Entry
3'4" x 3'11"

Living Room
15'3" x 12'6"

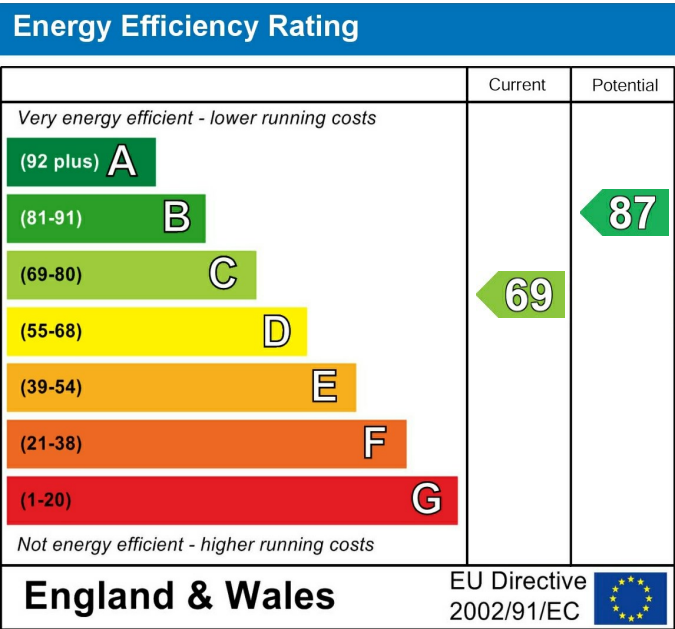
Kitchen
8'10" x 12'5"

Landing
7'6" x 6'2"

Bedroom 1
8'10" x 12'6"

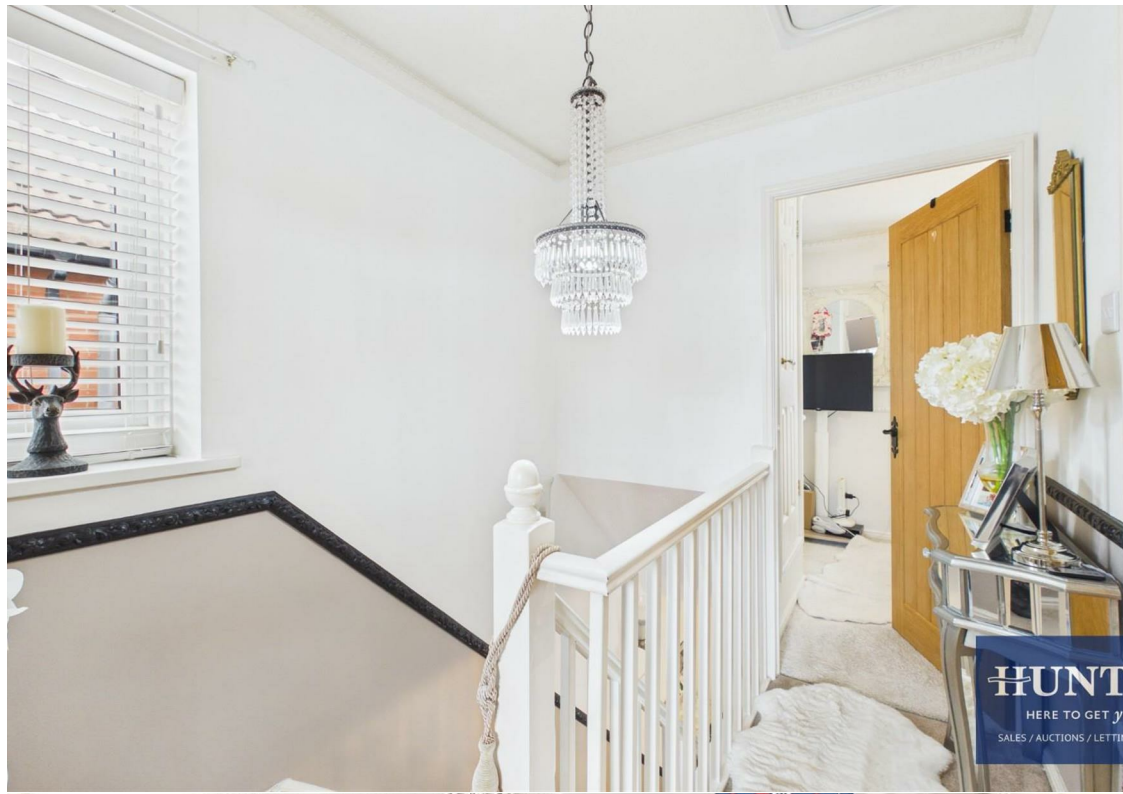
Bedroom 2
7'7" x 12'4"

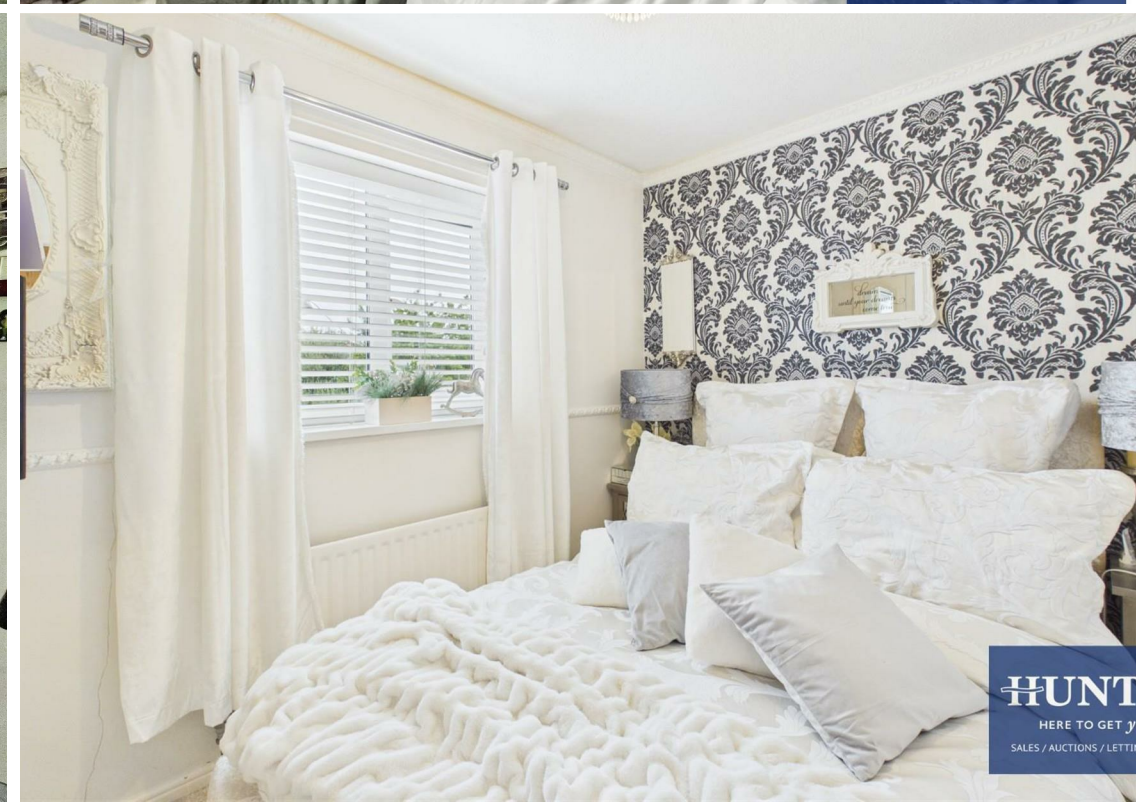
Bathroom
7'2" x 6'0"



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.











HUNT
HERE TO GET YOU
SALES / AUCTIONS / LETTINGS