



Nawton Avenue, Fulwell, SR5

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Nawton Avenue, Fulwell, SR5

£235,000

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS * SEMI-DETACHED BUNGALOW * FREEHOLD * 2/3 BEDROOM * COUNCIL TAX BAND C * EPC RATING D *

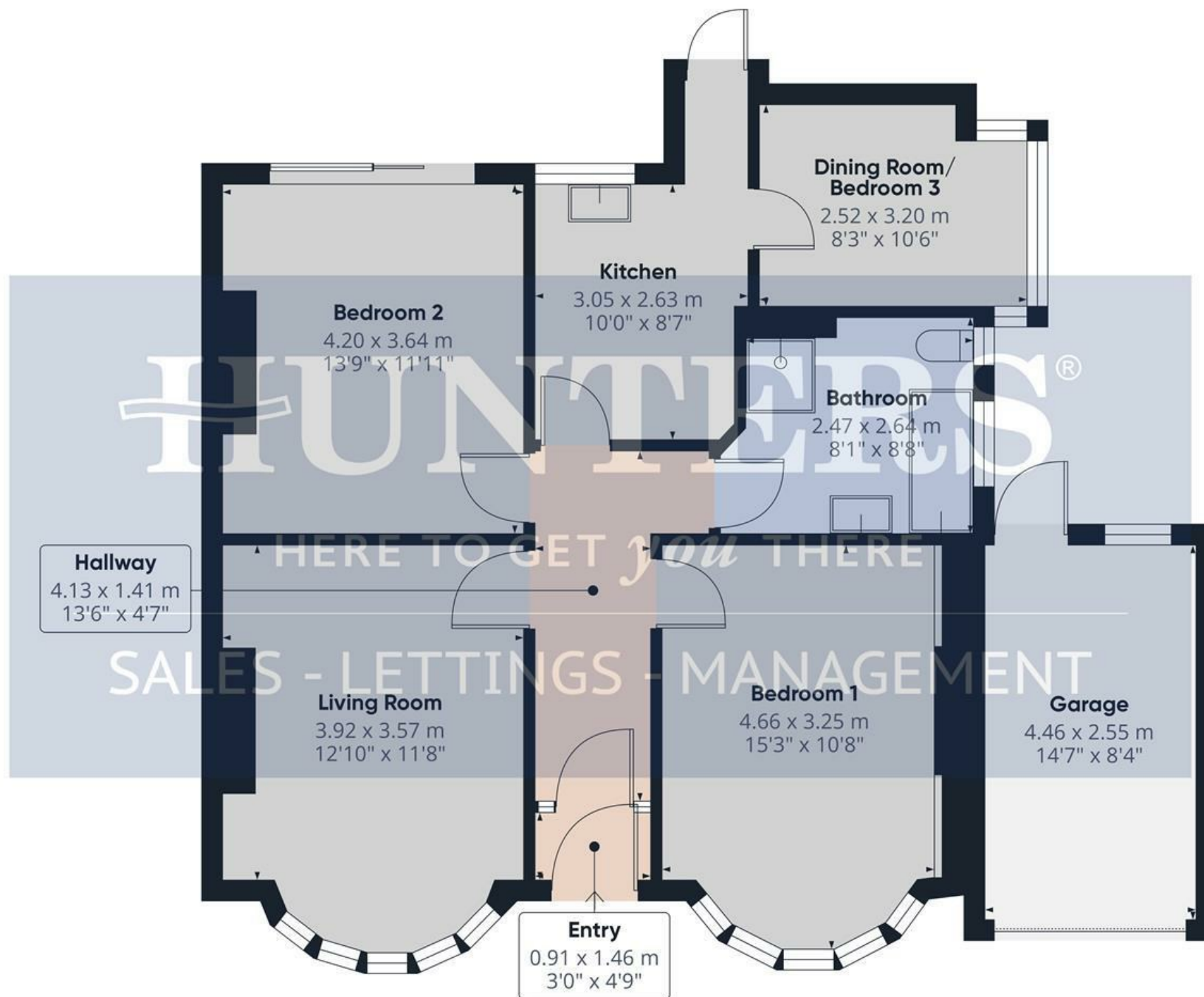
This two-bedroom semi-detached bungalow is for sale in a popular residential area of Nawton Avenue, Sunderland, offering single-level living on a large corner plot with generous outside space. The property is in good condition and benefits from a large front garden and driveway providing off-street parking, along with a single garage.

Inside, there are two reception rooms, including a flexible dining room which could also be used as a third bedroom if required. The main reception room features large windows and a fireplace, creating a bright and comfortable living space. The kitchen, which would benefit from being modernised, provides an opportunity for a buyer to update to their own taste.

Both bedrooms are well proportioned, with the master bedroom enjoying large windows. The bathroom includes a bath, separate shower cubicle, heated towel rail, tiled walls and large windows.

The bungalow is well placed for local amenities in Sunderland, including shops, cafés and everyday services, with nearby schools making the area practical for a wide range of people, including those looking to downsize. There are nearby parks offering green space for walks and recreation.

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Approximate total area⁽¹⁾

88.7 m²
955 ft²

(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.

GIRAFFE360

Entry

2'11" x 4'9"

Hallway

13'6" x 4'7"

Bedroom 1

15'3" x 10'7"

Living Room

12'10" x 11'8"

Bedroom 2

13'9" x 11'11"

Kitchen

10'0" x 8'7"

Dining Room/Bedroom 3

8'3" x 10'5"


Bathroom

8'1" x 8'7"

Garage

14'7" x 8'4"

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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. 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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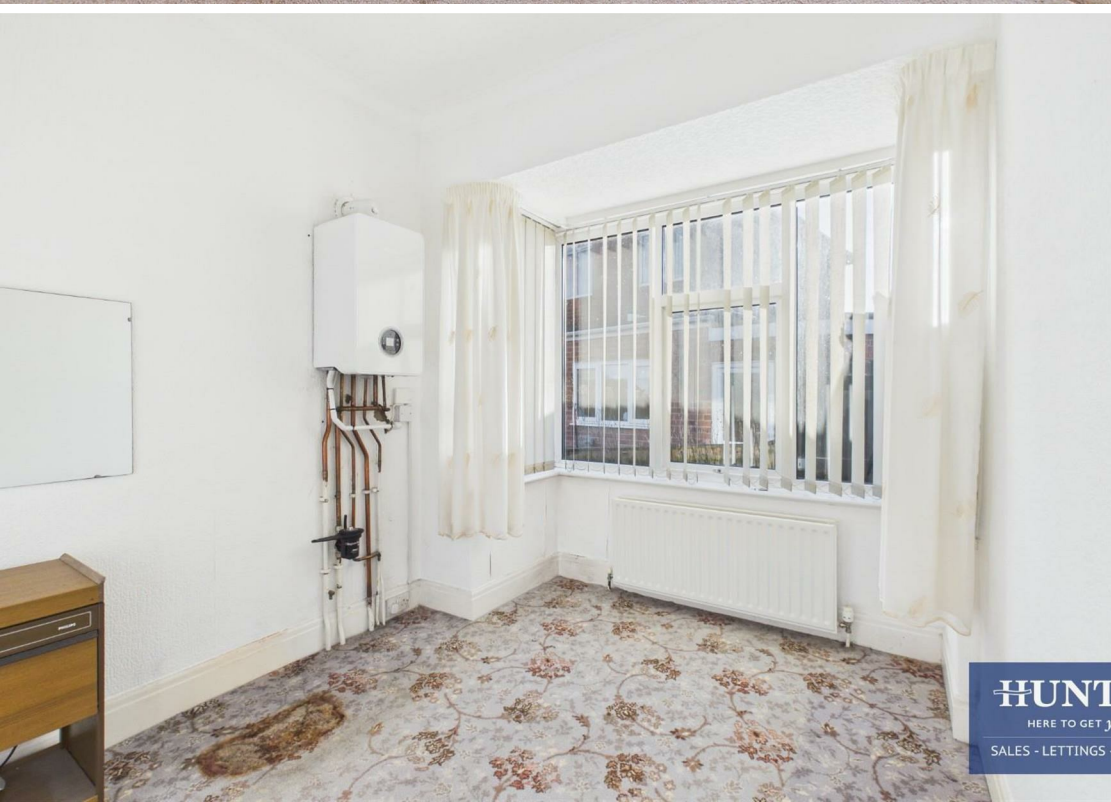
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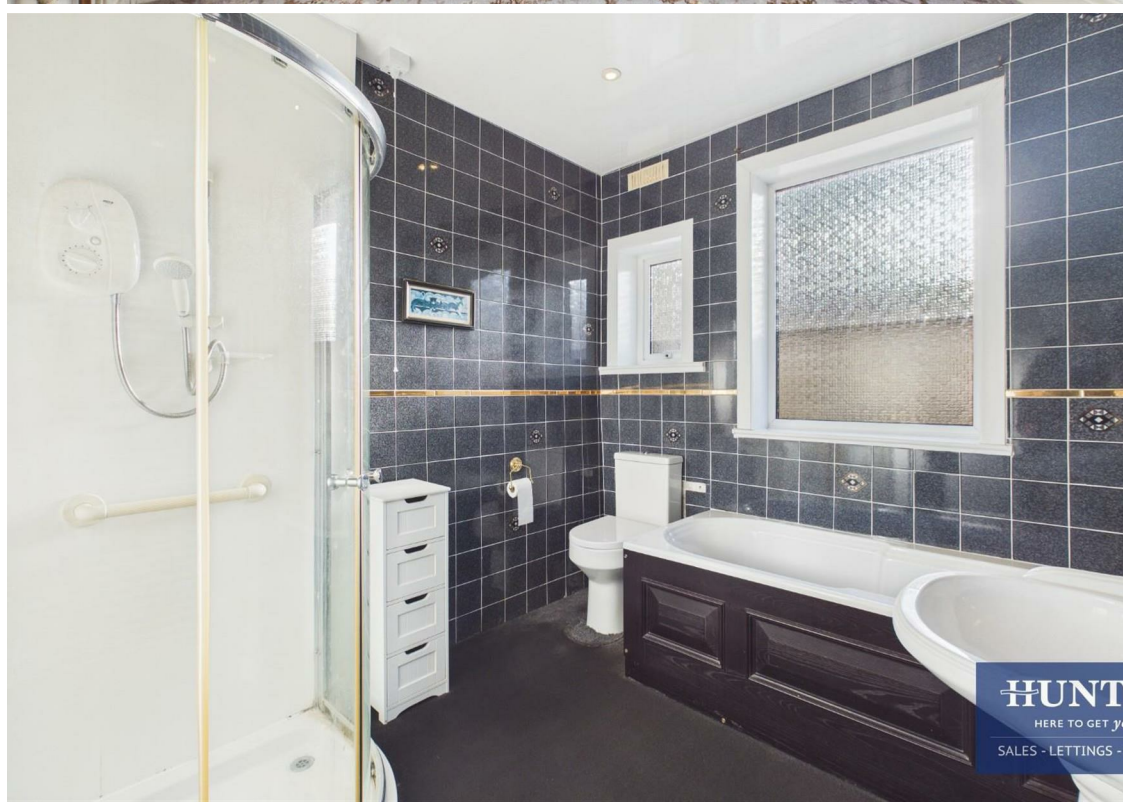
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