



Ashberry Grove, Fulwell, Sunderland, SR6

HUNTERS[®]

HERE TO GET *you* THERE

Ashberry Grove, Fulwell, Sunderland, SR6

£199,950

* 2 BEDROOM * SEMI DETACHED BUNGALOW * NO ONWARD CHAIN * FREEHOLD * DOUBLE DRIVEWAY * GARAGE * GARDEN *

For sale with no onward chain – a two-bedroom semi-detached bungalow in a popular residential area of Fulwell, Sunderland, offering spacious accommodation and excellent potential to modernise and personalise.

The property is approached via a low-maintenance front garden, with a double driveway providing ample off-street parking and access to the single garage. Internally, a central hallway with useful built-in storage leads to the main living accommodation.

The generous living room provides a good-sized reception space, while the separate dining room offers additional flexibility. To the rear, the kitchen includes a gas hob and overlooks the garden, with a sunroom providing further living space and access to the outside.

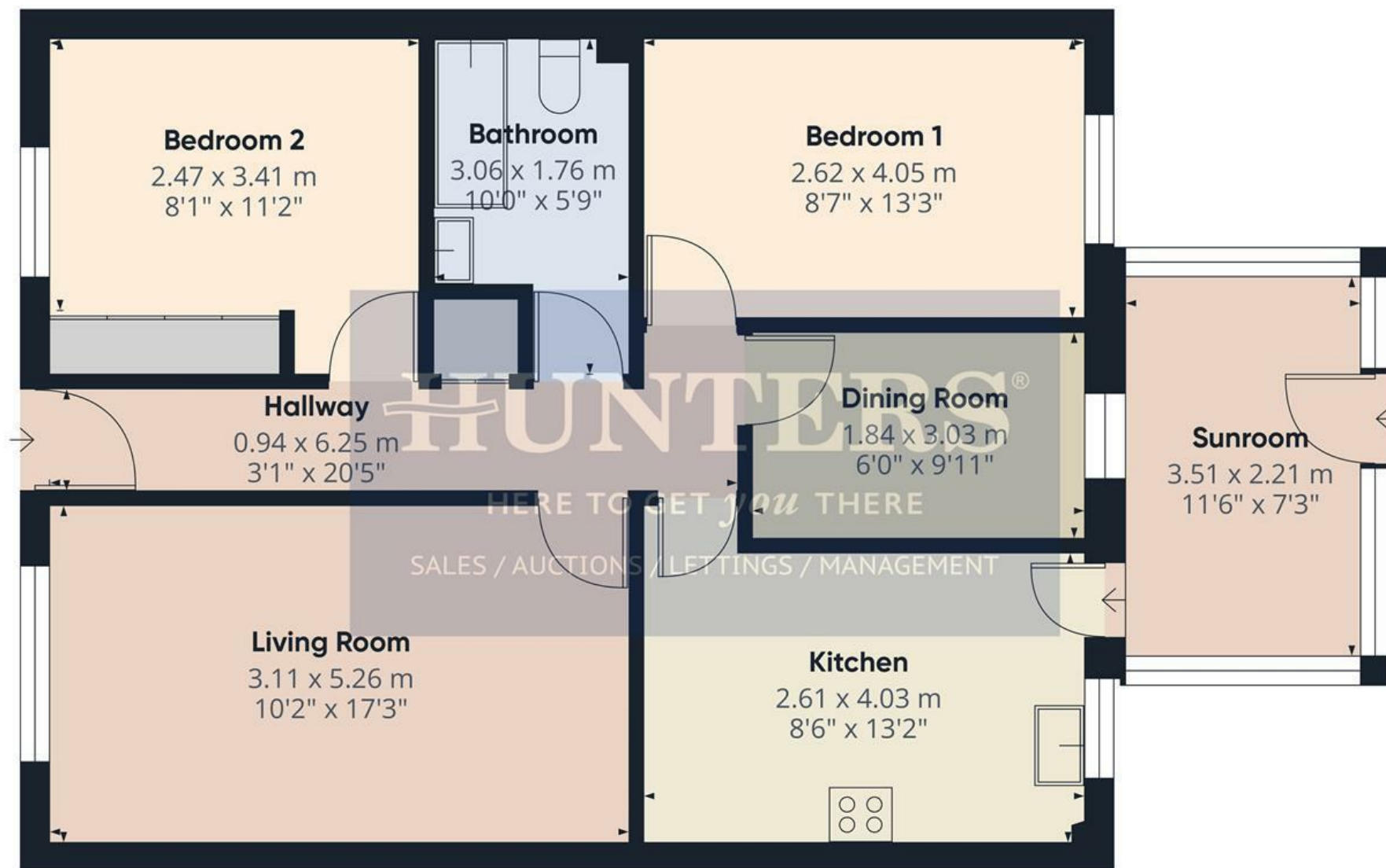
There are two bedrooms, with both the master bedroom and second bedroom benefiting from built-in wardrobes. A family bathroom completes the accommodation.

The enclosed rear garden includes a greenhouse and offers plenty of scope for landscaping and creating an outdoor space to suit individual requirements.

The property offers an excellent opportunity for a new owner to modernise and update the accommodation to their own taste, with the added benefit of no onward chain.

Ashberry Grove is well placed for local amenities, with Aldi and Tesco supermarkets nearby, along with shops and services on Fulwell Road and Sea Road. The coastline at Seaburn and Roker is also within easy reach, while Seaburn Metro station provides convenient services towards Sunderland city centre and Newcastle.

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



Approximate total area⁽¹⁾

73.6 m²

791 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



Hallway

3'1" x 20'6"

Living Room

10'2" x 17'3"

Kitchen

8'6" x 13'2"

Dining Room

6'0" x 9'11"

Bedroom 1

8'7" x 13'3"

Bedroom 2

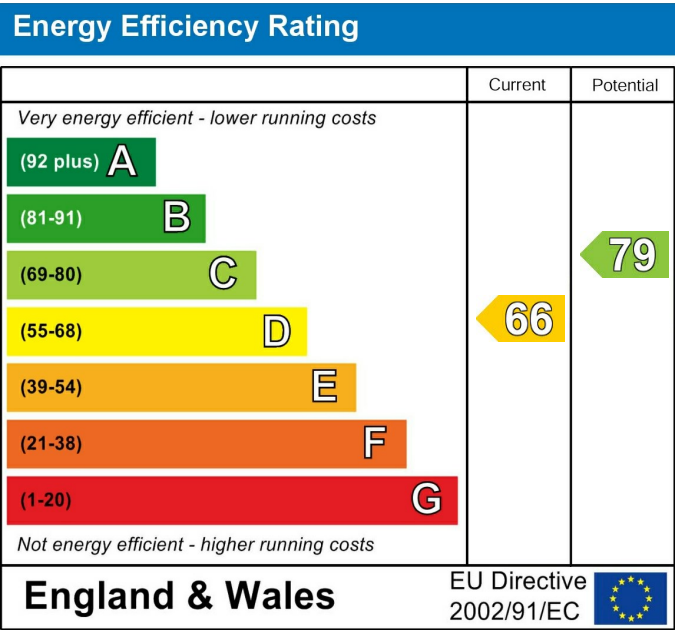
8'1" x 11'2"

Bathroom

10'0" x 5'9"

Sunroom

11'6" x 7'3"

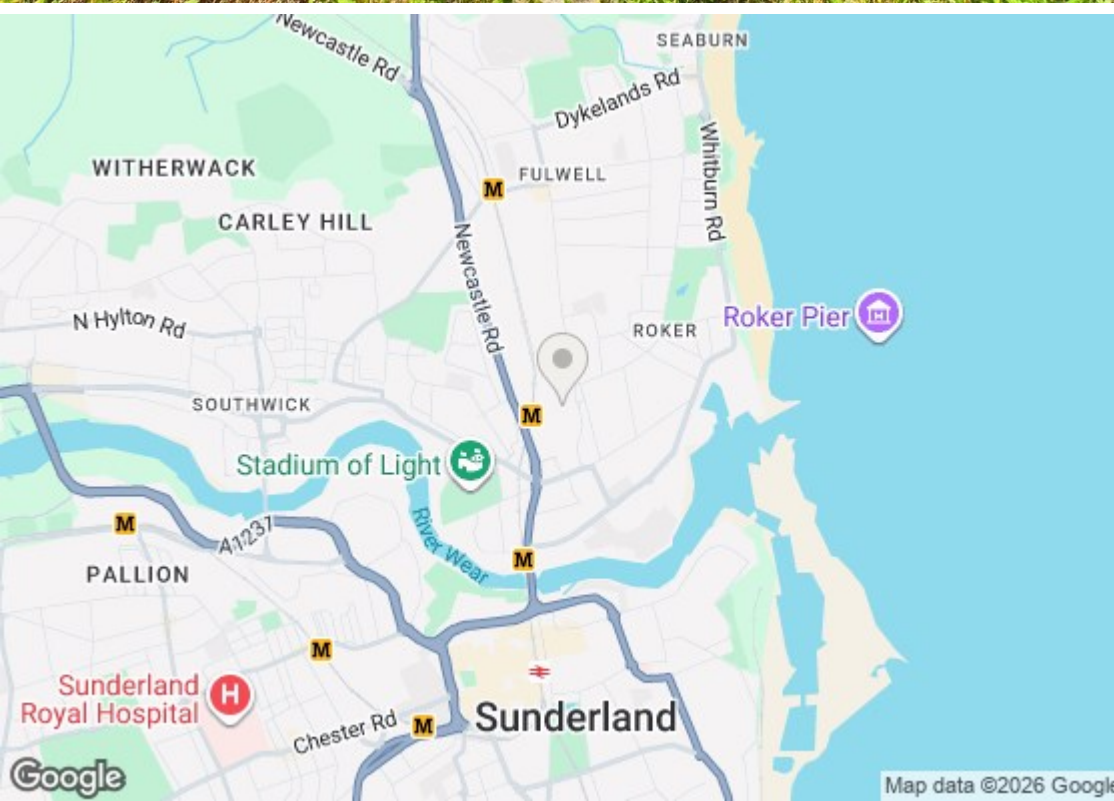


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	79

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

