

Coniston Avenue, Fulwell, Sunderland, SR5

HUNTERS®

HERE TO GET *you* THERE

Coniston Avenue, Fulwell, Sunderland, SR5

Offers In The Region Of £250,000

* 3 BEDROOM * SEMI DETACHED * DOUBLE DRIVEWAY * GARAGE * LARGE GARDEN * SEA VIEWS *

An exceptional example of a beautifully presented three-bedroom semi-detached home, situated in the popular area of Coniston Avenue, Fulwell. The property offers stylish, well-proportioned accommodation throughout, together with a generous rear garden, driveway parking for two vehicles and a single garage.

Internally, a welcoming entrance hallway features an attractive glass-panelled staircase with oak balustrades and useful understairs storage. Engineered oak flooring extends throughout much of the ground floor. The spacious living/dining room enjoys dual-aspect windows, allowing plenty of natural light, and features a contemporary media wall with inset electric fire, complemented by a cast-iron radiator in the dining area. French doors provide access to the rear garden. The modern, well-appointed kitchen features a double oven and enjoys views over the garden.

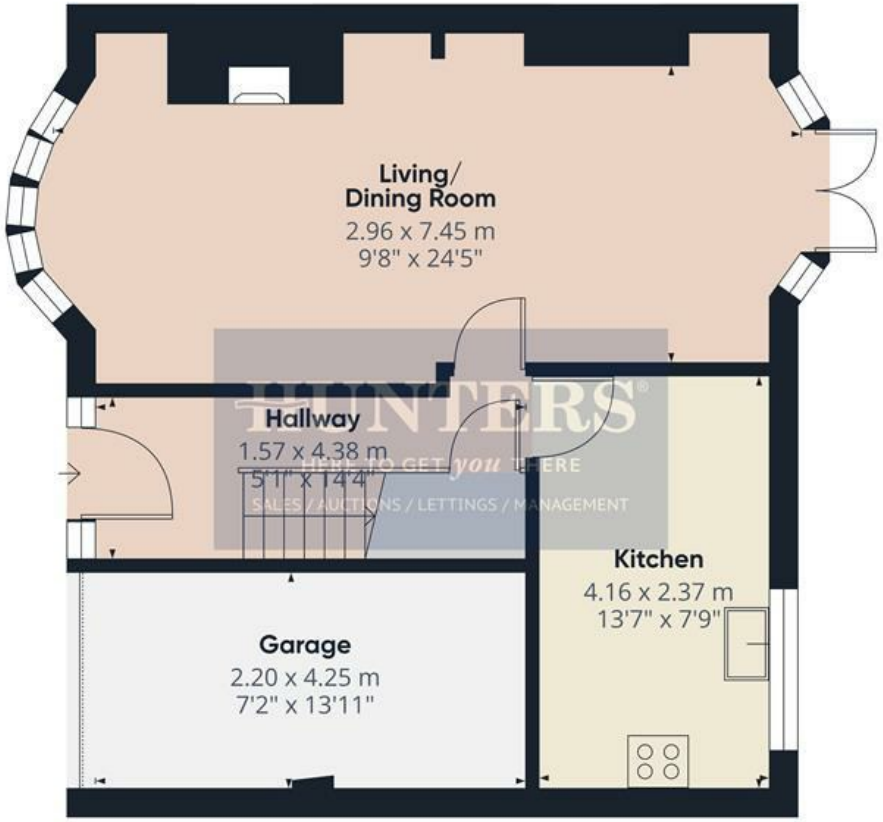
To the first floor are three bedrooms, comprising two generous doubles, both benefiting from large bay windows, and a single bedroom. A contemporary family bathroom completes the accommodation, fitted with a bath and overhead shower and a heated towel rail.

To the rear is an impressive garden featuring a raised decking area, ideal for outdoor entertaining and relaxation, together with a large lawn providing plenty of additional outdoor space. The rear of the property also enjoys attractive sea views, adding to the appeal of this lovely home.

Ideally positioned within Fulwell, the property is within easy reach of well-regarded local schools, shops and amenities along Sea Road, Sunderland city centre and a Metro station within walking distance.

A superb family home in a sought-after location, early viewing is highly recommended to fully appreciate the quality of accommodation and views on offer.

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



Floor 0



Floor 1



HUNTERS
HERE TO GET *you* THERE
SALES / AUCTIONS / LETTINGS / MANAGEMENT

Approximate total area(1)

83.9 m²

902 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
5'1" x 14'4"

Living/Dining Room
9'8" x 24'5"

Kitchen
13'7" x 7'9"

Landing
3'6" x 7'11"

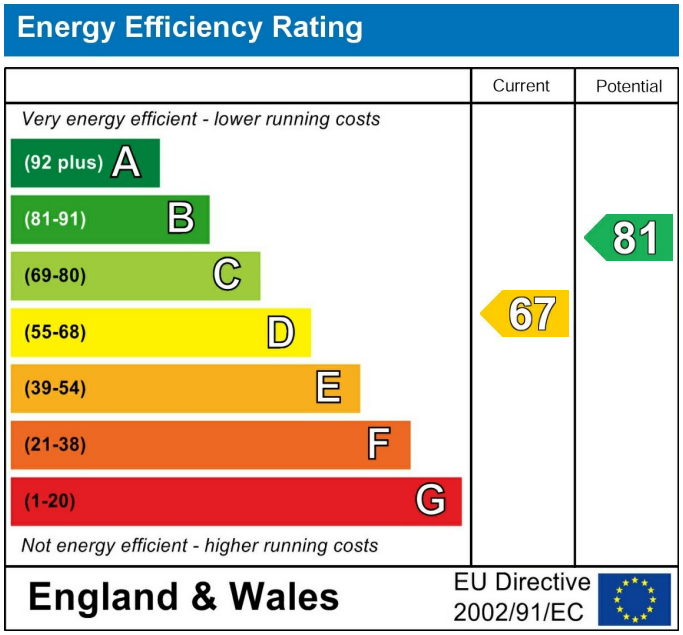
Bedroom 1
10'6" x 12'1"

Bedroom 2
9'2" x 11'7"

Bedroom 3
6'3" x 6'7"

Bathroom
7'10" x 7'6"

Garage
7'2" x 13'11"



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.


TOYS
































HUNT
HERE TO GET
SALES / AUCTIONS / LETTI