



Grange View, Fulwell, SR5

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Grange View, Fulwell, SR5

Offers In The Region Of £245,000

* 2 BEDROOM * LEASEHOLD * FULWELL * NO ONWARD CHAIN * FRONT AND REAR GARDENS * DRIVEWAY * LOFT ROOM *
COUNCIL TAX BAND C * EPC RATING TBC *

This well-presented two-bedroom semi-detached house is offered for sale in a sought-after residential area of Grange View, Fulwell, well placed for nearby schools, local amenities and parks.

The property is in very good condition and features high ceilings and modern radiators throughout. The main living room includes large windows and a stained glass window, creating a bright and characterful space. A second reception room offers useful additional living space.

The attractive modern kitchen/dining room provides an open-plan layout with dining space, garden views and direct access to the rear garden, making it suitable for day-to-day family life. Upstairs, there is a master bedroom and a further double bedroom. The bathroom is fully tiled with a modern suite and heated towel rail, complemented by a separate upstairs WC.

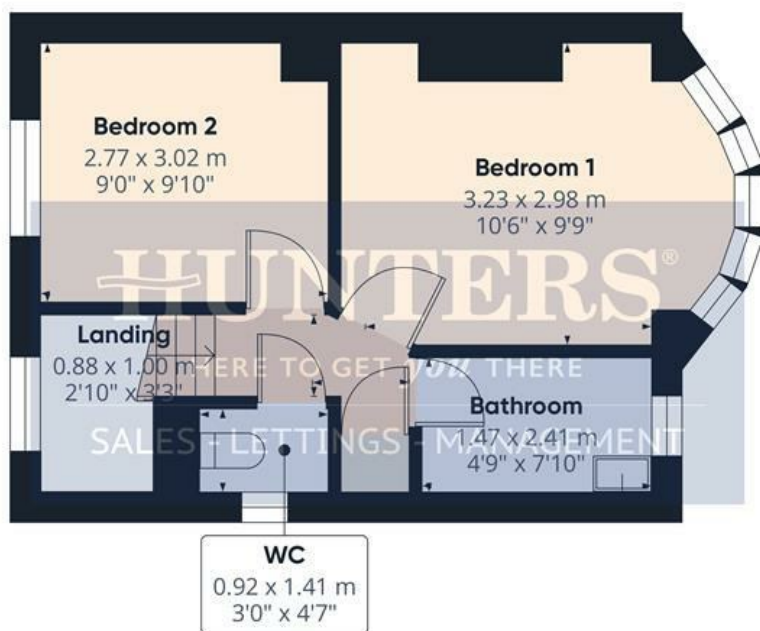
Outside, the property benefits from both front and rear gardens, providing outdoor space for relaxation or play. Parking is also available.

The location offers convenient access to local amenities and nearby parks, with a range of everyday shops, cafés and services available in the surrounding Sunderland area. Families will appreciate the selection of nearby schools.

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Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

87.4 m²

942 ft²

Reduced headroom

9.3 m²

100 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

6'3" x 3'1"

Living Room

15'9" x 10'9"

Living Room

6'10" x 10'6"

Kitchen/Dining Room

15'3" x 8'10"

Landing

2'10" x 3'3"

Bedroom 1

10'7" x 9'9"

Bedroom 2

9'1" x 9'10"

Bathroom

4'9" x 7'10"


WC

3'0" x 4'7"

Loft Room

11'10" x 16'4"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.



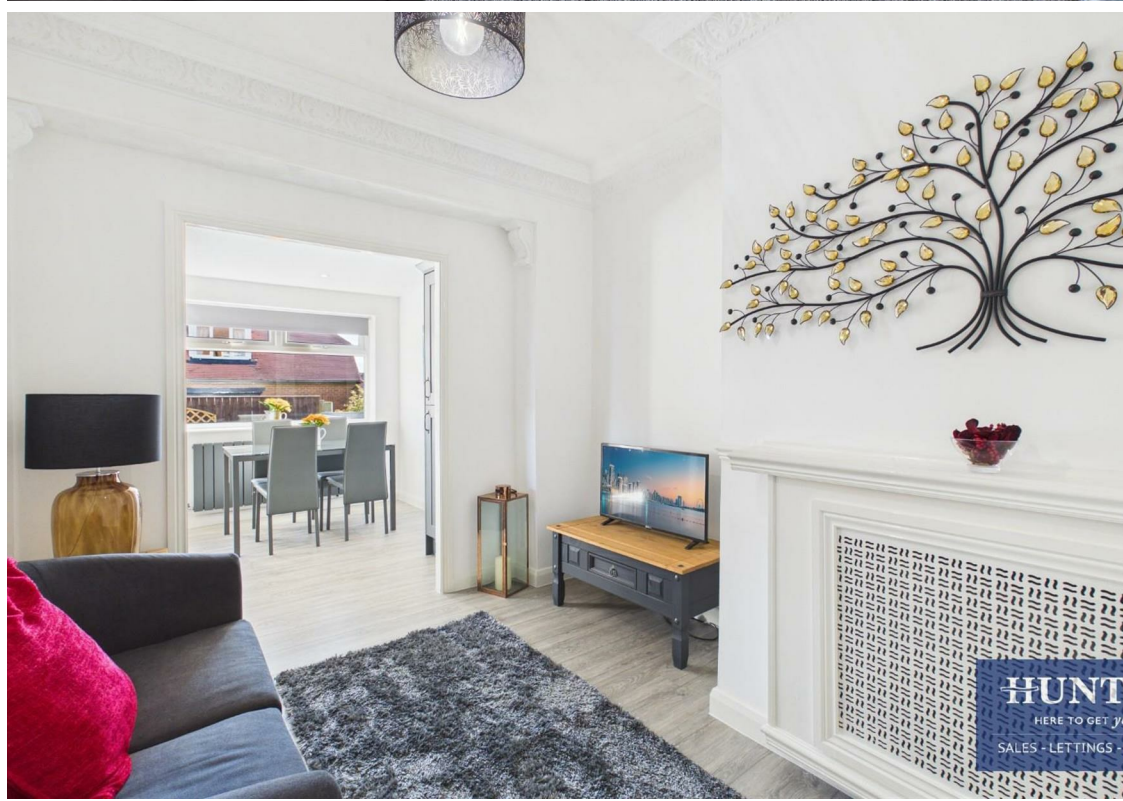
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