



Bartram Street, Fulwell, Sunderland, SR5

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HERE TO GET *you* THERE

# Bartram Street, Fulwell, Sunderland, SR5

## Offers Over £220,000

- FLOORPLAN & VIRTUAL TOUR • THREE BED SEMI-DETACHED HOUSE • SUPERBLY PRESENTED • DESIRABLE LOCATION • REAR GARDEN
- SUNROOM • DRIVEWAY • GARAGE • COUNCIL TAX BAND - B • EPC - D • LEASEHOLD •

Presenting this three-bedroom semi-detached house, situated in a sought after location with excellent access to public transport links, nearby schools, local amenities, green spaces, and nearby parks. Ideal for first time buyers and families alike, this property offers a functional and well-balanced layout across two reception rooms.

Both reception rooms are open-plan and the living room features a fireplace, providing a comfortable and inviting atmosphere. The second reception room / dining room opens up into a sunroom which offers a pleasant view of the garden, making it an ideal space for relaxation or entertaining guests. The functional kitchen is a good size and is flooded with natural light, also providing access to the rear garden and conveniently features a door to access the garage.

Upstairs, there are three bedrooms, with the master bedroom boasting a double size and built-in wardrobes for ample storage. The third bedroom offers flexibility, suitable as a bedroom or a home office, depending on your preference.

The bathroom is fitted with a spacious shower, a modern rain shower head, and a heated towel rail, ensuring comfort and convenience for all occupants.

The location is enhanced by proximity to green spaces and access to walking and cycling routes, ideal for those who enjoy an active lifestyle. Benefitting from community amenities and excellent connectivity, this property is an excellent opportunity for those seeking a well-situated and versatile home.

For further information or to arrange a viewing, please contact us today.

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Floor 0

Approximate total area<sup>(1)</sup>

99.8 m<sup>2</sup>

1074 ft<sup>2</sup>

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Floor 1

(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.

**Entry**  
2'11" x 6'3"

**Hallway**  
14'6" x 5'1"

**Living Room/Dining Room**  
22'4" x 11'9"

**Sunroom**  
12'2" x 8'0"

**Kitchen**  
7'10" x 13'7"

**Landing**  
7'8" x 3'7"

**Bathroom**  
7'9" x 7'7"


**Bedroom 1**  
11'9" x 9'8"

**Bedroom 2**  
10'2" x 8'10"

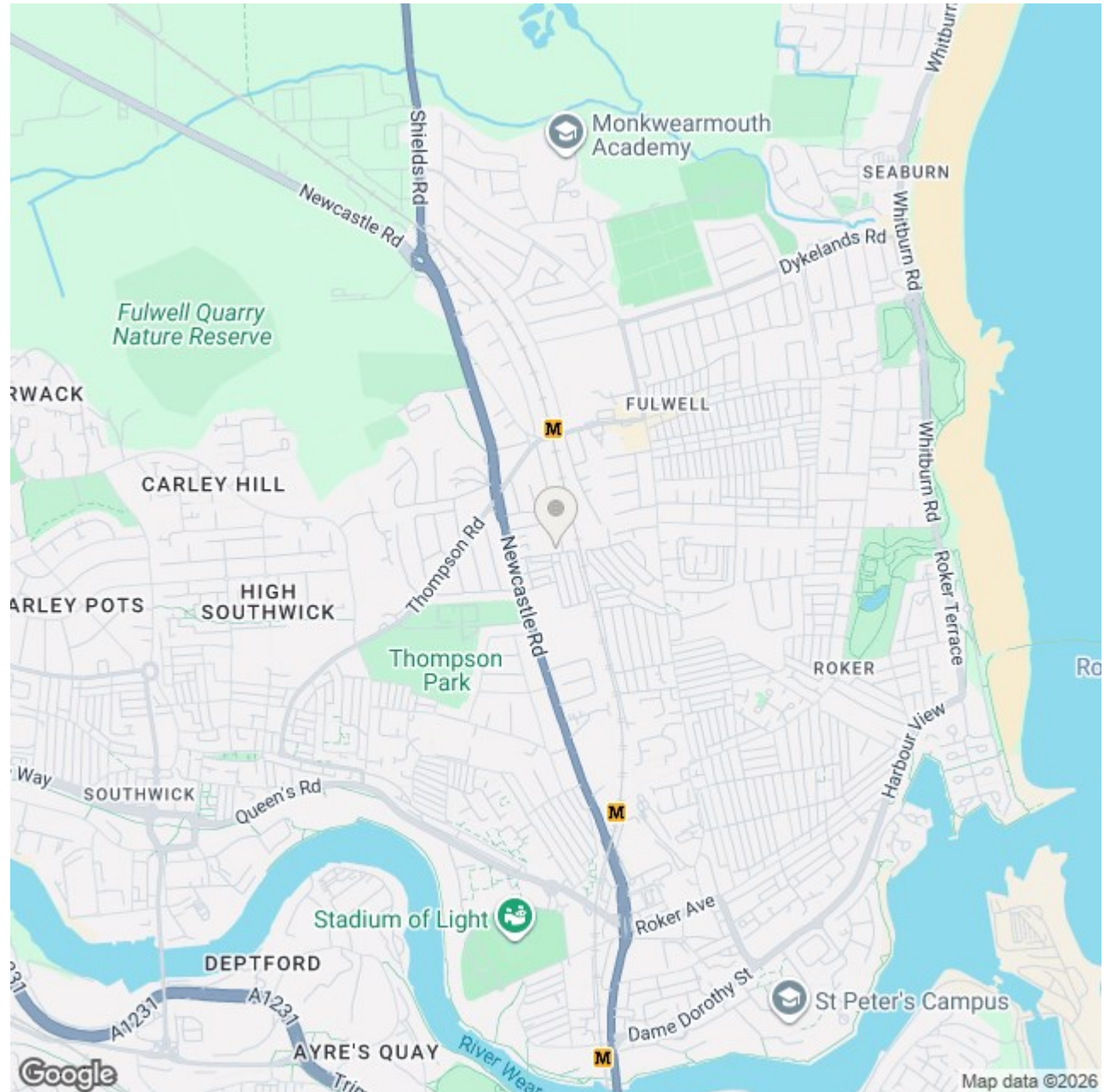
**Bedroom 3**  
6'5" x 6'10"

**Garage**  
18'9" x 8'4"

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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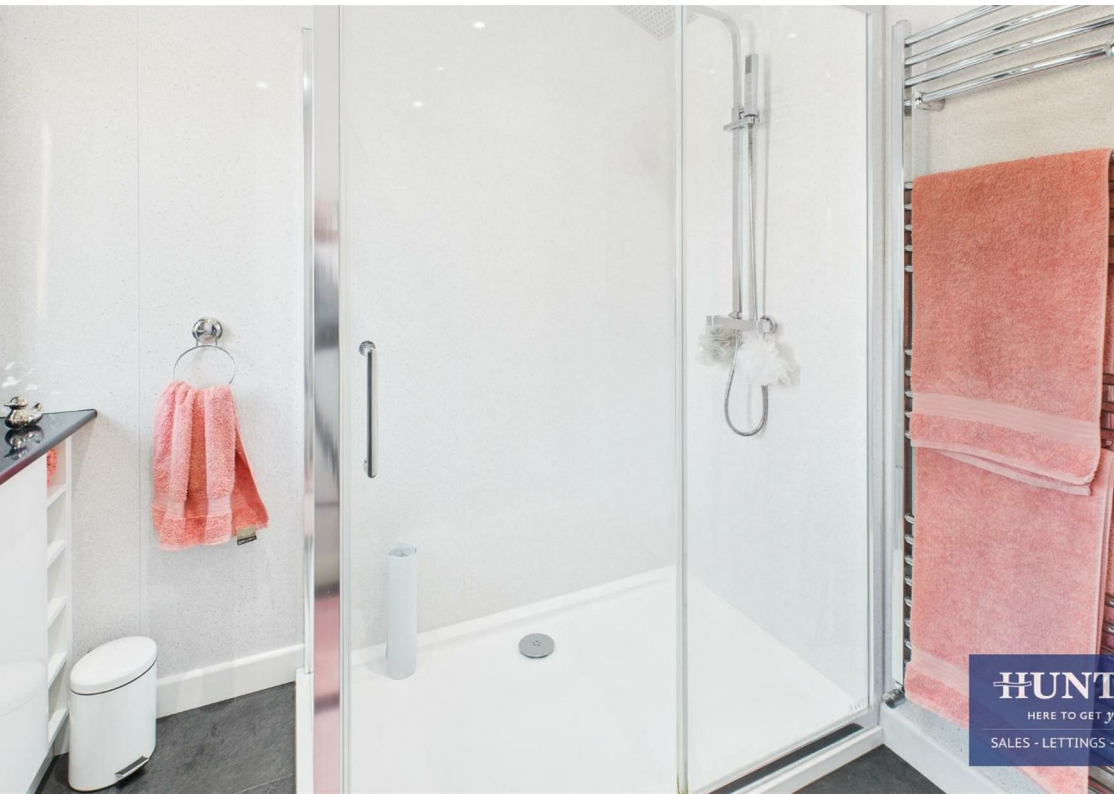


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