Newhaven Avenue, Fulwell, SR5

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Newhaven Avenue, Fulwell, SR5

Offers In The Region Of £249,950

* 3 BEDROOM * FREEHOLD * SEMI DETACHED * FRONT AND REAR GARDENS * LARGE KITCHEN * NO ONWARD CHAIN * COUNCIL TAX BAND C *

This three-bedroom semi-detached house is for sale on Newhaven Avenue, Sunderland, and is offered with no onward chain, making it an attractive option for buyers looking for a straightforward purchase.

On the ground floor, there is a welcoming living room with large windows and a fireplace, creating a comfortable focal point for the home. A second reception room, also featuring large windows, provides versatile accommodation and could be used as an additional sitting room, dining room or ground-floor bedroom. The spacious kitchen offers ample storage and pleasant views over the garden, making it a practical space for everyday cooking and family meals. Completing the ground floor is a modern bathroom with fully tiled walls, a large bath and a heated towel rail.

Upstairs, the master bedroom benefits from built-in wardrobes and a walk-in wardrobe, providing excellent storage. There is a further double bedroom with built-in wardrobes, along with a single bedroom that could also be used as a nursery, dressing room or home office.

Externally, the property enjoys attractive front and rear gardens, offering pleasant outdoor space for relaxing, gardening or entertaining.

Conveniently located close to local amenities, shops, supermarkets, cafés and a range of schools, the property also benefits from easy access to parks and green spaces. Metro and bus services are within walking distance, providing convenient connections across Sunderland and into Newcastle.

Offering versatile accommodation, generous gardens, no onward chain and potential to personalise, this property is well suited to families and anyone seeking a home in a convenient residential location.

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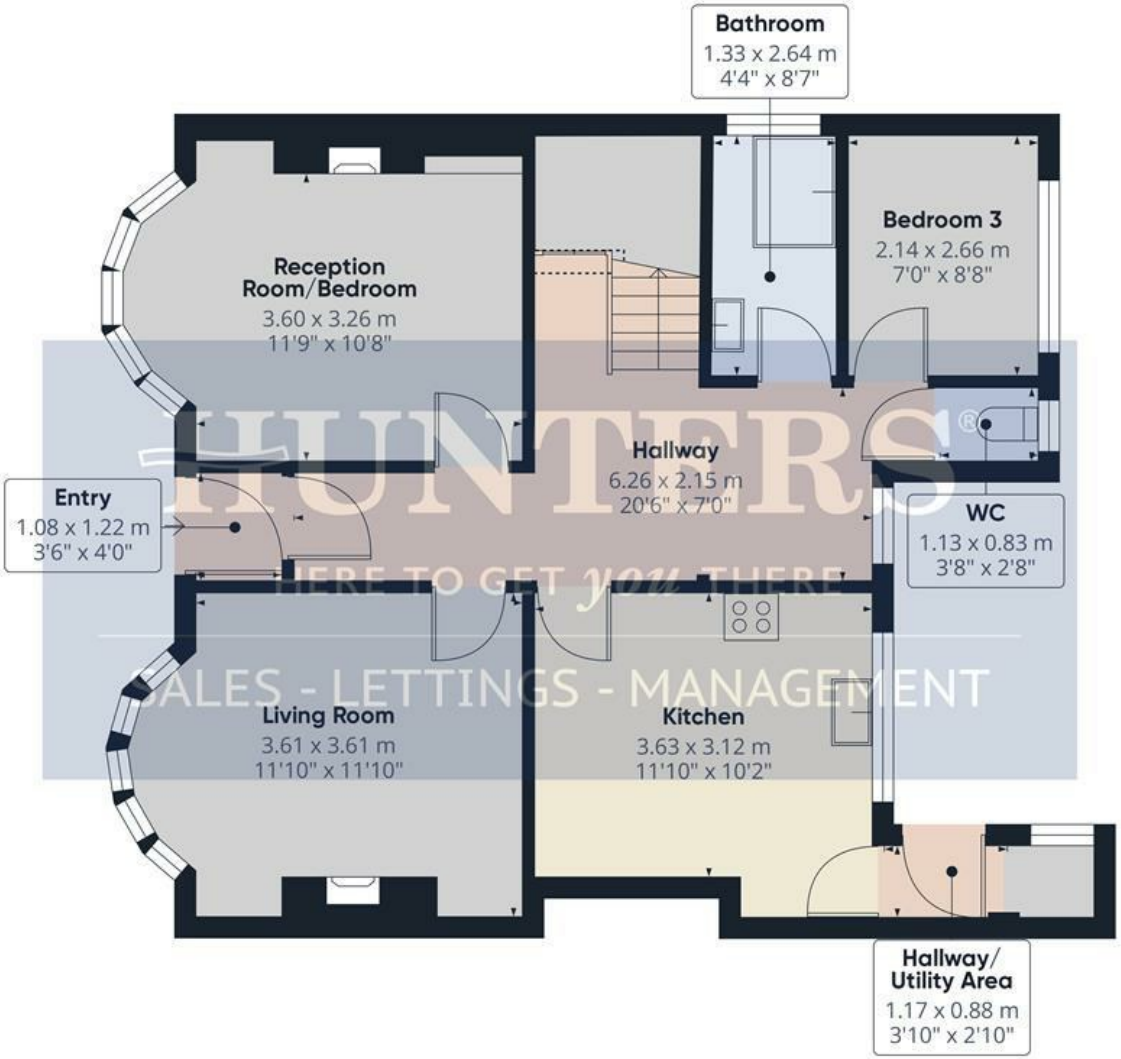
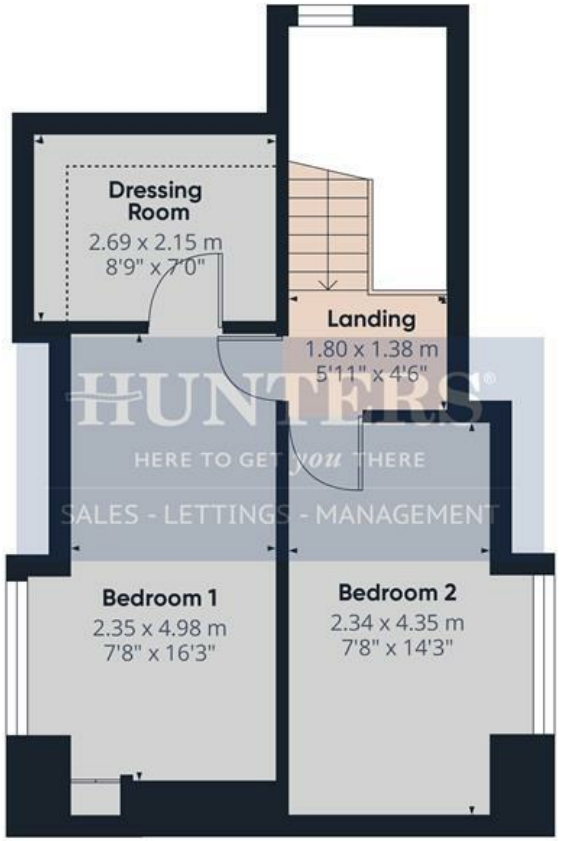
SALES - LETTINGS - MANAGEMENT



Floor 0



Floor 1

Approximate total area(1)

103.4 m²

1115 ft²

Reduced headroom

2 m²

22 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

W S N E

Entry
3'6" x 4'0"

Hallway
20'6" x 7'0"

Living Room
11'10" x 11'10"

Reception Room/Bedroom
11'9" x 10'8"

Kitchen
11'10" x 10'2"

Bathroom
4'4" x 8'7"

WC
3'8" x 2'8"

Bedroom 3
7'0" x 8'8"

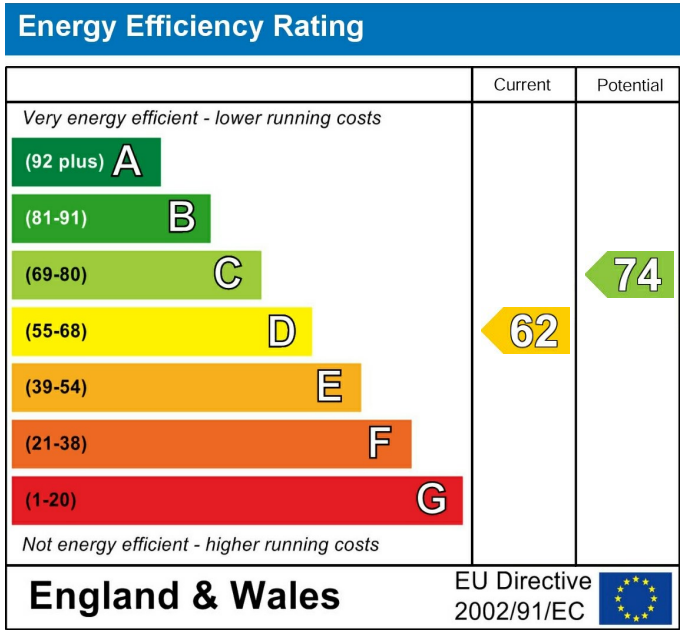
Hallway/Utility Area
3'10" x 2'10"

Landing
5'10" x 4'6"

Bedroom 1
7'8" x 16'4"

Dressing Room
8'9" x 7'0"

Bedroom 2
7'8" x 14'3"



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.

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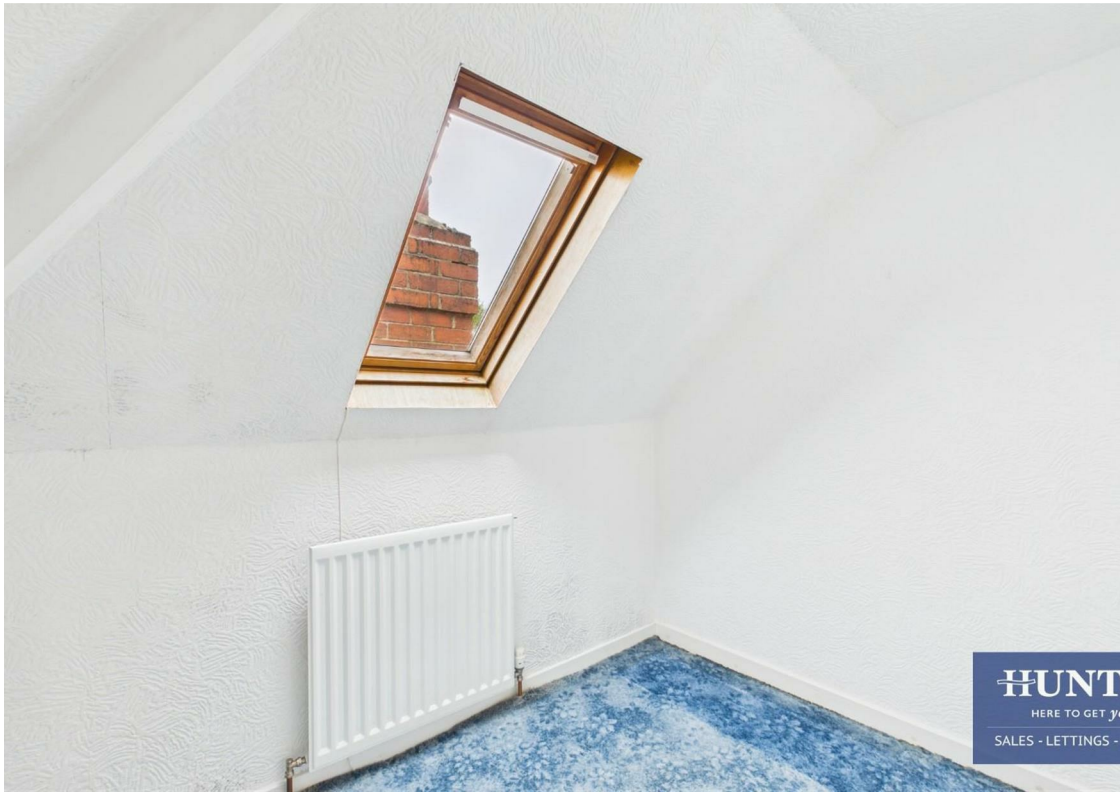
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