



Mitford Street, Fulwell, SR6

HUNTERS[®]
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Mitford Street, Fulwell, SR6

Offers In The Region Of £220,000

* 3 BEDROOM * SEMI DETACHED * FREEHOLD * DOUBLE DRIVEWAY * GARDEN * COUNCIL TAX BAND B * FULWELL *

This beautifully presented three-bedroom semi-detached house is for sale in a popular residential area of Sunderland, within easy walking distance of Sea Road and its range of shops, cafés and local amenities.

Inside, the property offers a well-presented reception room featuring a fireplace and window shutters, creating a comfortable and inviting main living space. The spacious, modern kitchen is thoughtfully designed with a breakfast area and direct access to the garden, making it a practical hub for everyday living. Completing the ground floor is a contemporary bathroom fitted with a walk-in shower and heated towel rail.

Upstairs, the master bedroom benefits from built-in wardrobes, large windows and shutters. A further double bedroom provides generous accommodation, while the third single bedroom could also serve as a dressing room, nursery or home office.

Externally, the property benefits from a block-paved driveway providing off-street parking for two vehicles. To the rear, the attractive enclosed garden features an artificial lawn and a part resin-finished flooring area, creating a stylish, low-maintenance outdoor space ideal for relaxing or entertaining.

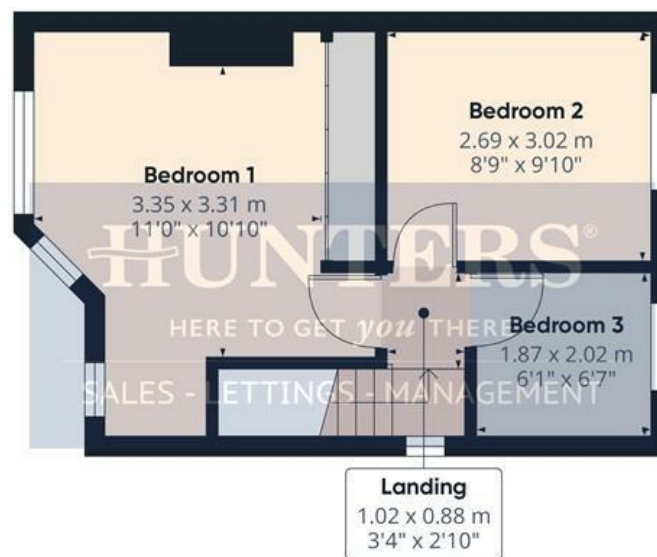
The location is particularly convenient, with nearby schools, local parks and the seafront all within easy reach. The popular coastal areas of Roker and Seaburn offer scenic walks, green spaces and a variety of cafés and restaurants. Excellent transport links are available nearby, including local bus routes and Metro services providing access to Sunderland city centre, Newcastle and surrounding areas.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788

sunderland@hunters.com | www.hunters.com



Floor 0



Floor 1



Approximate total area⁽¹⁾

63.1 m²
 680 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

Entry

4'7" x 3'6"

Living Room

11'3" x 14'6"

Kitchen

15'3" x 8'0"

Hallway

5'2" x 2'10"

Bathroom

5'3" x 6'8"

Landing

3'4" x 2'10"

Bedroom 1

10'11" x 10'10"


Bedroom 2

8'9" x 9'10"

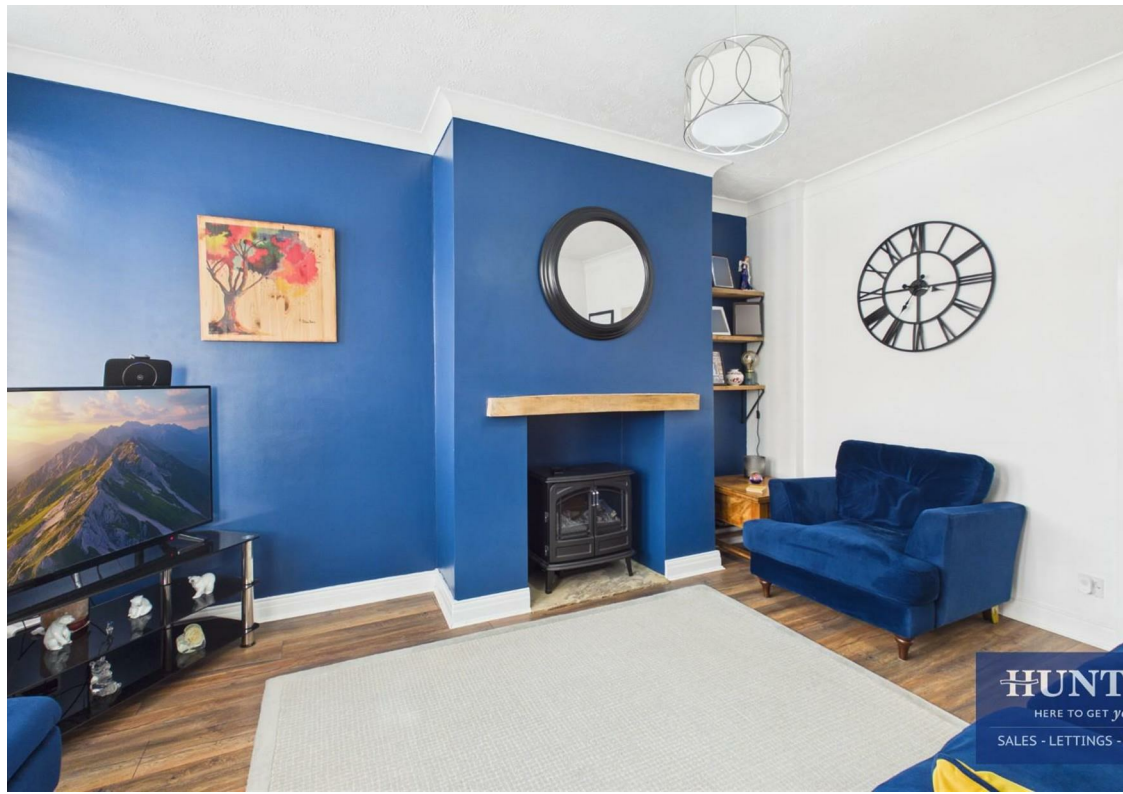
Bedroom 3

6'1" x 6'7"

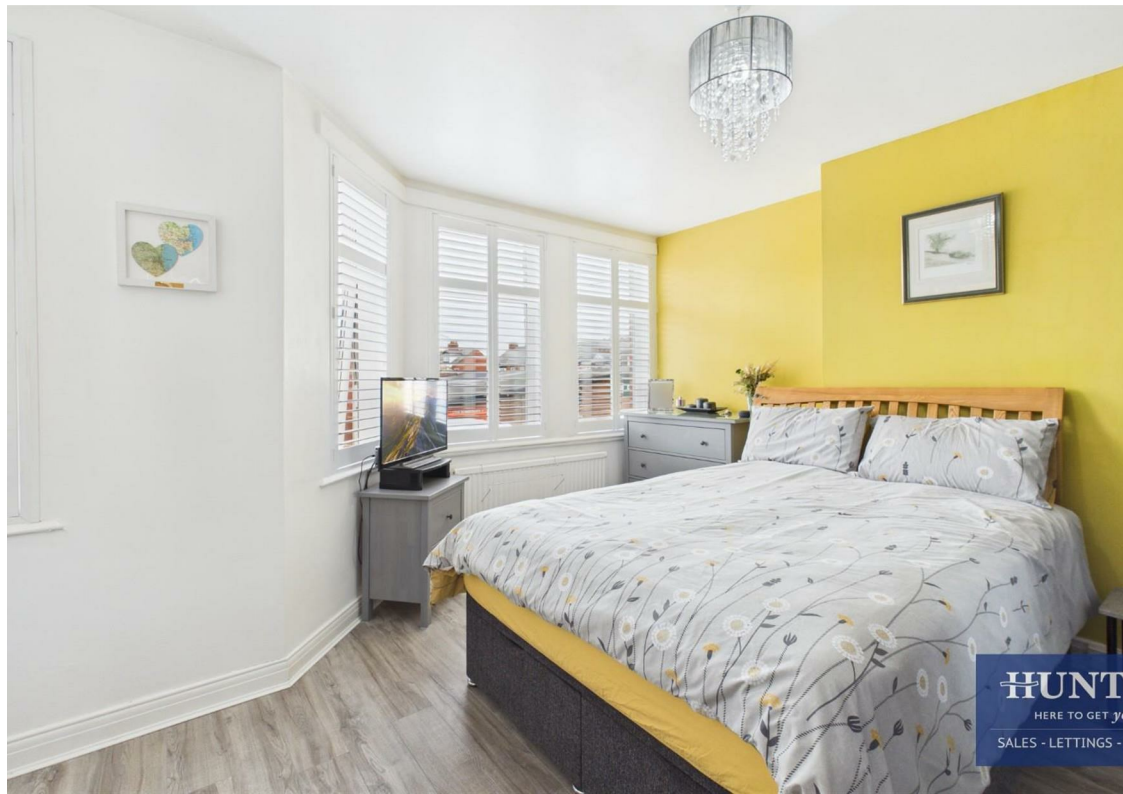
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(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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