



Broomshields Avenue, Fulwell, SR5

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Broomshields Avenue, Fulwell, SR5

Offers In The Region Of £280,000

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS * SEMI DETACHED * LEASEHOLD * 4 BEDROOM * DRESSING ROOM * LARGE GARDEN * COUNCIL TAX BAND C * EPC RATING TBC *

This four-bedroom semi-detached house is for sale in a sought after residential area of Sunderland, offering a practical layout and generous room sizes throughout.

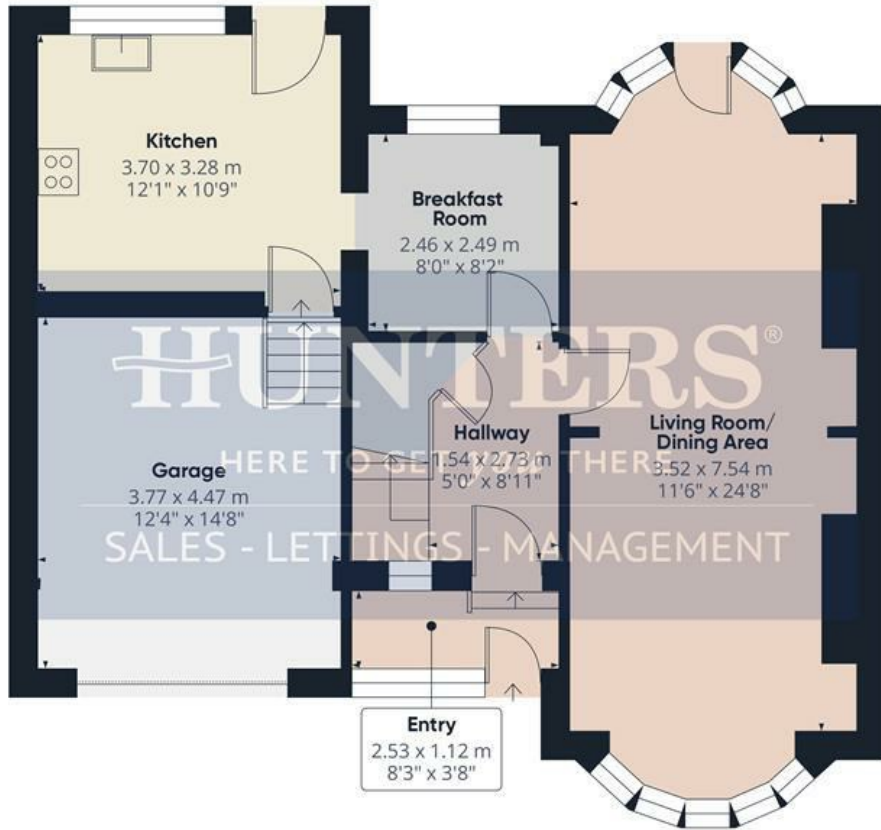
On the ground floor, there are two reception rooms: a living room with large dual-aspect windows and fireplace, and a separate dining room enjoying garden views and direct access outside. The spacious kitchen includes a breakfast area, attractive units, and doors opening onto the rear garden, making it a sociable space for everyday family life.

Upstairs, the master bedroom benefits from large windows, with three further double bedrooms providing flexible accommodation. The fully tiled bathroom features a bath, separate shower and heated towel rail.

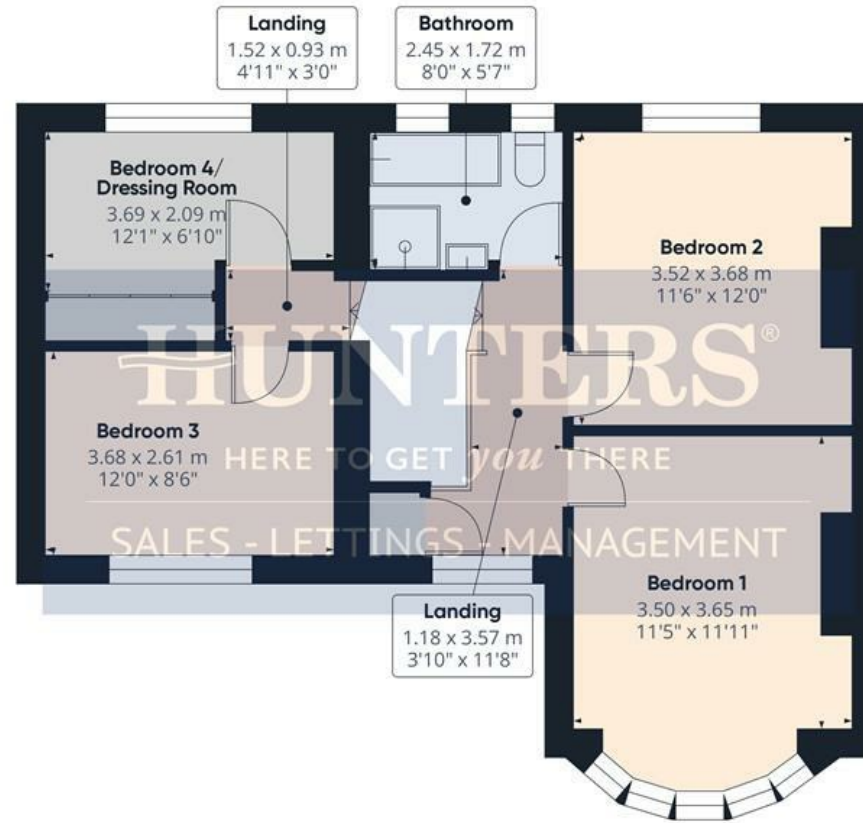
Outside, the property enjoys a large rear garden, ideal for families, along with parking and a single garage. High ceilings throughout contribute to a sense of space, and the house is tastefully decorated.

The location places you well for nearby schools and green spaces, with local parks within easy reach for walks, play areas and outdoor recreation. Sunderland city centre is a short drive away, offering a range of shops, cafés and everyday amenities.

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Floor 0



Floor 2

Approximate total area⁽¹⁾

129.6 m²

1396 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
8'3" x 3'8"

Hallway
5'0" x 8'11"

Breakfast Room
8'0" x 8'2"

Kitchen
12'1" x 10'9"

Living/Dining Area
11'6" x 24'8"

Garage
12'4" x 14'7"

Landing
3'10" x 11'8"

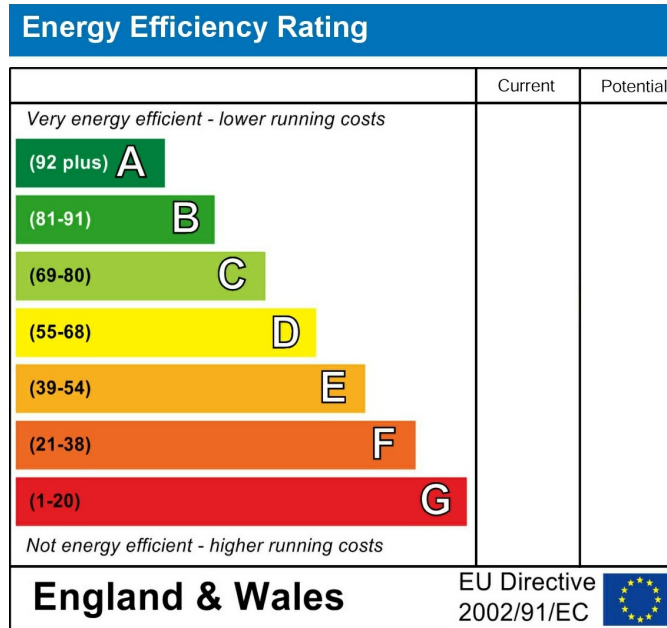
Bedroom 1
11'5" x 11'11"

Bedroom 2
11'6" x 12'0"

Bedroom 3
12'0" x 8'6"

Bedroom 4/Dressing Room
12'1" x 6'10"

Bathroom
8'0" x 5'7"



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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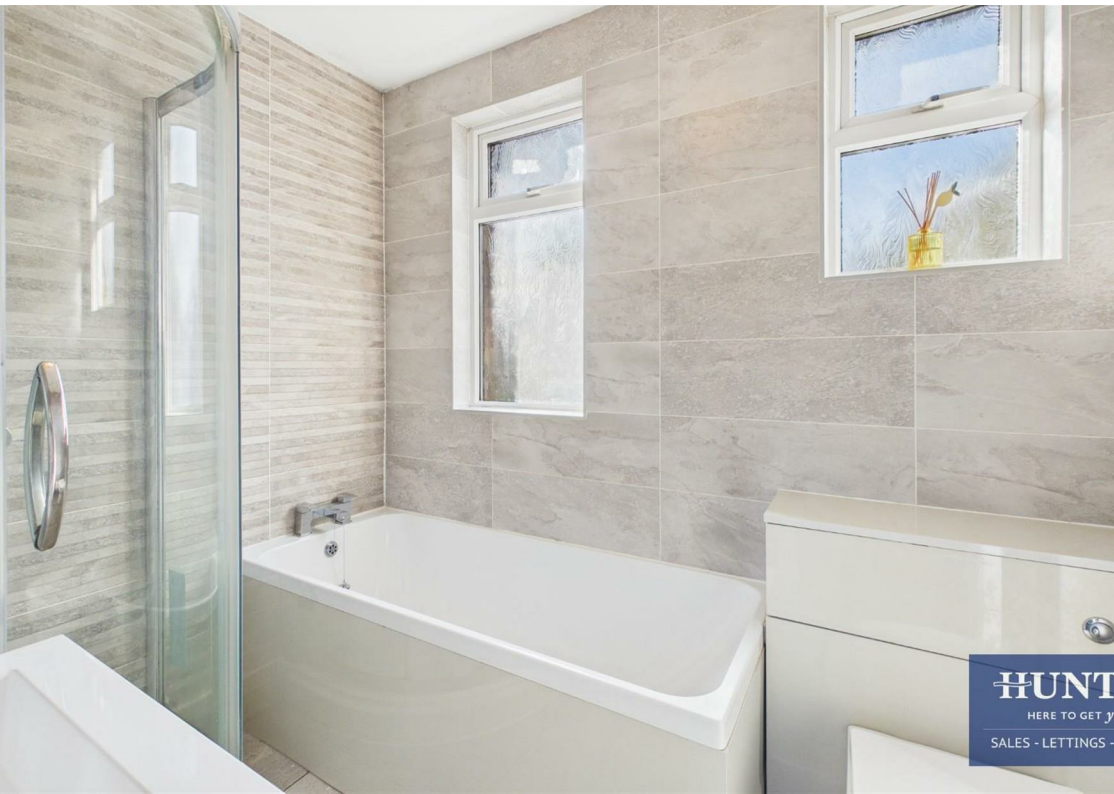




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