



Darien Avenue, Fulwell, SR6

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Darien Avenue, Fulwell, SR6

Asking Price £225,000

\* 2 BEDROOM \* 2 RECEPTION ROOMS \* FREEHOLD \* SEMI DETACHED \* LARGE DRIVEWAY \* GARDEN \* GARAGE FOR STORAGE \* COUNCIL TAX BAND B \* EPC RATING D \*

This well-presented two-bedroom semi-detached home is situated in the popular area of Fulwell, just a short distance from the shops, cafés and everyday amenities along Sea Road, as well as the nearby coastline.

Internally, the property offers two reception rooms. The main living room features large windows and a fireplace, creating a bright and comfortable space to relax. To the rear, the second reception room provides a versatile living/dining area with under-stairs storage and access to the garden, leading through to a modern fitted kitchen overlooking the rear garden.

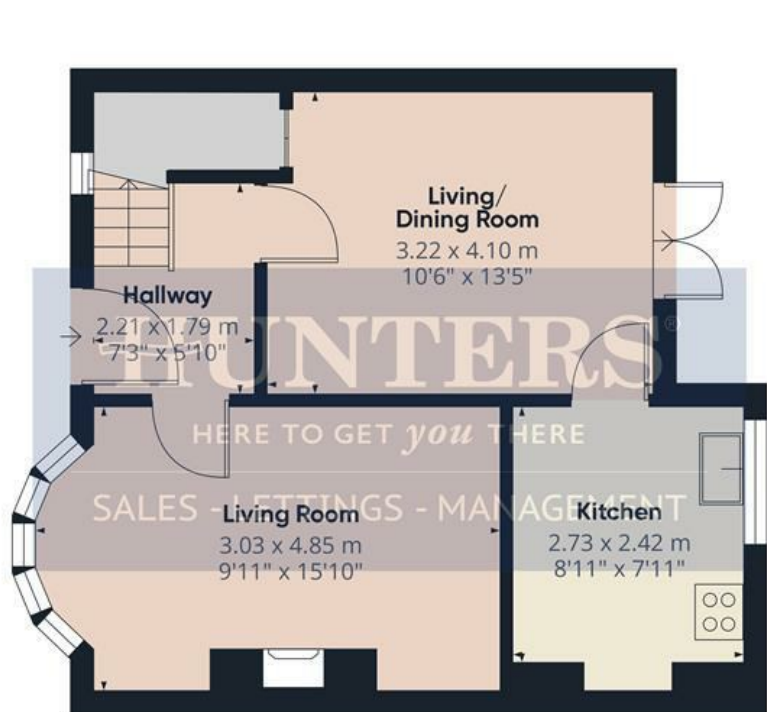
Upstairs, the main bedroom benefits from two built-in double wardrobes and large windows allowing plenty of natural light. The second bedroom is a good-sized single room with built-in storage. The bathroom is spacious and fitted with a modern suite, built-in storage, dual-aspect windows and a heated towel rail.

Externally, the property has an attractive rear garden with decking and gravelled seating areas, ideal for enjoying the outdoors. To the front, there is a block-paved driveway providing off-street parking for two cars, along with a single garage offering useful additional storage.

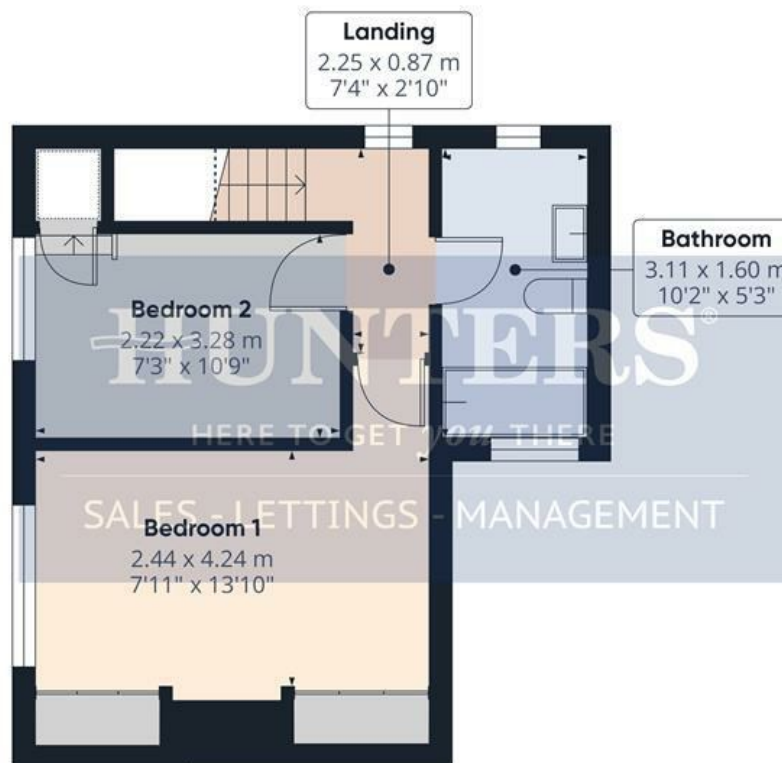
The property is well placed for local schools, parks and transport links, with Sunderland city centre and the coast both within easy reach

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

77.7 m<sup>2</sup>

837 ft<sup>2</sup>

(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.

**Hallway**

7'3" x 5'10"

**Living Room**

9'11" x 15'10"

**Living/Dining Room**

10'6" x 13'5"

**Kitchen**

8'11" x 7'11"

**Landing**

7'4" x 2'10"

**Bedroom 1**

8'0" x 13'10"

**Bedroom 2**

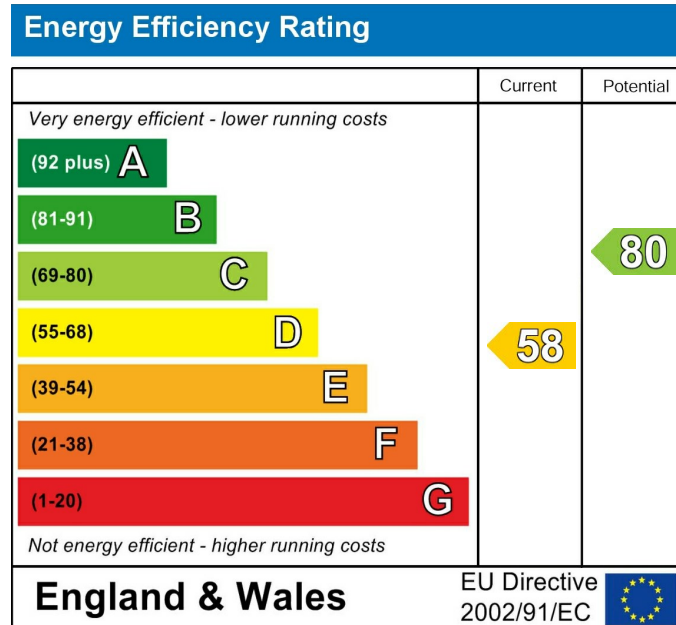
7'3" x 10'9"

**Bathroom**

10'2" x 5'2"

**Garage**

8'0" x 13'1"



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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