



**Macmerry Close, Fulford Grange, Sunderland, Tyne & Wear, SR5**

**Offers In The Region Of £240,000**





# Macmerry Close, Fulford Grange, Sunderland, Tyne & Wear, SR5 3DY



PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* THREE BEDROOMS \* SUPERBLY PRESENTED \* GARDEN \* DRIVEWAY \* DETACHED GARAGE \* COUNCIL TAX BAND - C \* FREEHOLD \*

Nestled in the desirable Macmerry Close, Sunderland, this superbly presented semi-detached house offers a perfect blend of modern living and comfort. The property has been extended and meticulously maintained by the current owners, ensuring a welcoming atmosphere throughout.

Upon entering, you are greeted by a light and clean hallway, complete with convenient shoe storage and a WC. The front reception room is inviting, while double doors lead you to a standout kitchen area that is truly the heart of the home. This modern fitted kitchen boasts a breakfast bar and a spacious living area, enhanced by patio doors that open onto the beautifully landscaped garden, creating an ideal space for entertaining or relaxing.

The property features three well-proportioned bedrooms, each equipped with fitted wardrobes, providing ample storage. The modern bathroom is designed with contemporary fixtures, ensuring both style and functionality.

Externally, the property benefits from a large driveway that accommodates two vehicles, alongside a detached garage fitted with electric and a car charger. The garden is a true highlight, offering a private retreat with green views, paved areas, and low-maintenance astro turf, perfect for enjoying the outdoors without the hassle of extensive upkeep.

Conveniently located, this home is within easy reach of public transport links, major transport routes, and local amenities. Families will appreciate the proximity to nearby schools, while nature enthusiasts will enjoy the scenic walking and cycling routes that surround the area. This property is an exceptional opportunity for those seeking a well-appointed family home in a vibrant community.





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Hallway  
5'10" x 10'10"

Living Room  
9'10" x 15'9"

Kitchen  
16'3" x 9'3"

Family Room  
15'5" x 11'0"

WC  
5'11" x 2'11"

Landing  
6'5" x 8'5"

Bedroom 1  
8'10" x 12'0"

Bedroom 2  
9'10" x 8'11"

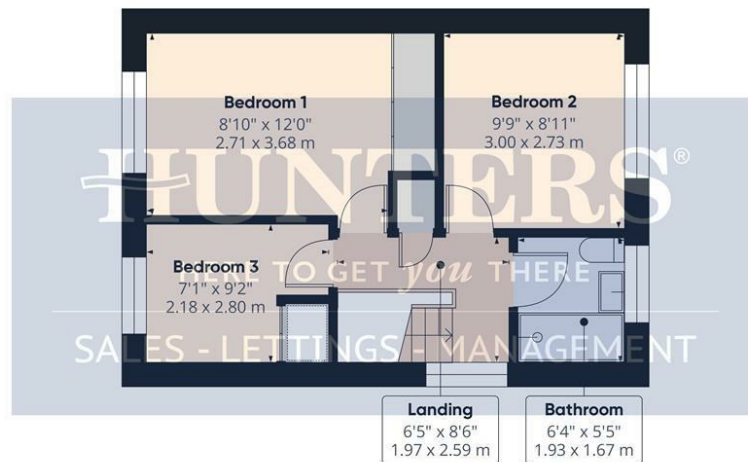
Bedroom 3  
7'1" x 9'2"

Bathroom  
6'3" x 5'5"





Floor 0



Floor 1

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SALES - LETTINGS - MANAGEMENT

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

898 ft<sup>2</sup>  
83.4 m<sup>2</sup>

Reduced headroom

10 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

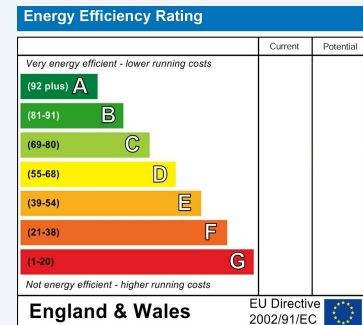
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**THINKING OF SELLING?** 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.

### Viewings

Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.