



Donington Close, Fulford Grange, Sunderland, SR5

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Donington Close, Fulford Grange, Sunderland, SR5

Offers In The Region Of £179,950

* 2 BEDROOM * END-LINK * FREEHOLD * FULFORD GRANGE * DRIVEWAY * GARDEN * COUNCIL TAX BAND B * EPC RATING C *

This well-presented two-bedroom end-link house is for sale in the sought-after Fulford Grange area of Sunderland, offering well-proportioned accommodation with a good balance of indoor and outdoor space. The property is an ideal choice for a range of buyers and is conveniently located close to schools and green spaces.

The ground floor features a comfortable living room, providing a pleasant area to relax, with a fireplace creating a focal point. The living room leads through to a modern, generously sized kitchen with tiled flooring. The kitchen provides access to, and views over, the rear garden.

Upstairs, there is a master bedroom and a second double bedroom with built-in wardrobes and additional storage. The modern, tasteful bathroom is fully tiled and includes a bath and heated towel rail. Attractive solid wood doors are fitted throughout, adding a quality touch to the accommodation.

Externally, the house has a block-paved driveway with a lawned front garden. To the rear, the attractive garden is part paved and part lawned and includes a summer house with electricity, providing useful additional space.

Fulford Grange is a sought-after residential area, conveniently situated close to local schools, green spaces and everyday amenities. Sunderland city centre and the wider range of shops, cafés and leisure facilities it offers are also within easy reach.

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Entry
1.04 x 1.20 m
3'5" x 3'11"

Floor 0



Bathroom
2.19 x 1.85 m
7'2" x 6'0"

Bedroom 2
2.32 x 3.78 m
7'7" x 12'4"

Bedroom 1
2.71 x 3.83 m
8'10" x 12'6"

Landing
2.30 x 1.88 m
7'6" x 6'2"

Floor 1



Approximate total area⁽¹⁾

54.6 m²

588 ft²

Reduced headroom

1.3 m²

14 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

Entry
3'4" x 3'11"

Living Room
15'3" x 12'6"

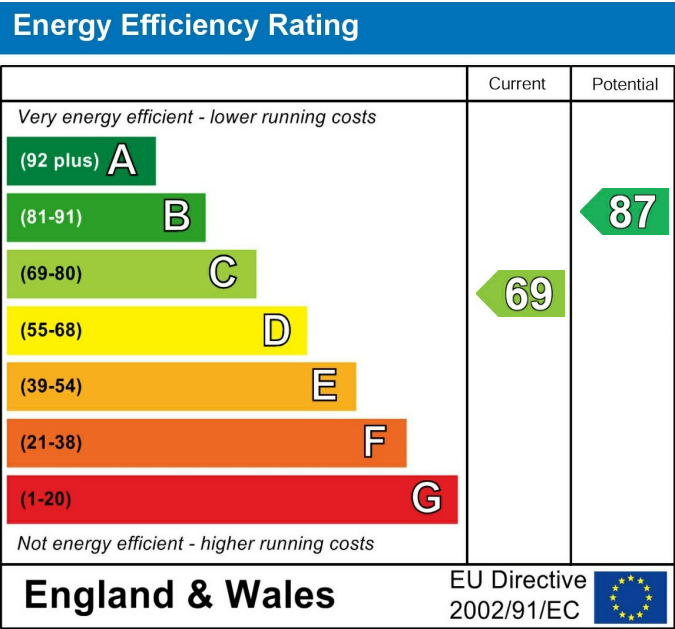
Kitchen
8'10" x 12'5"

Landing
7'6" x 6'2"

Bedroom 1
8'10" x 12'6"

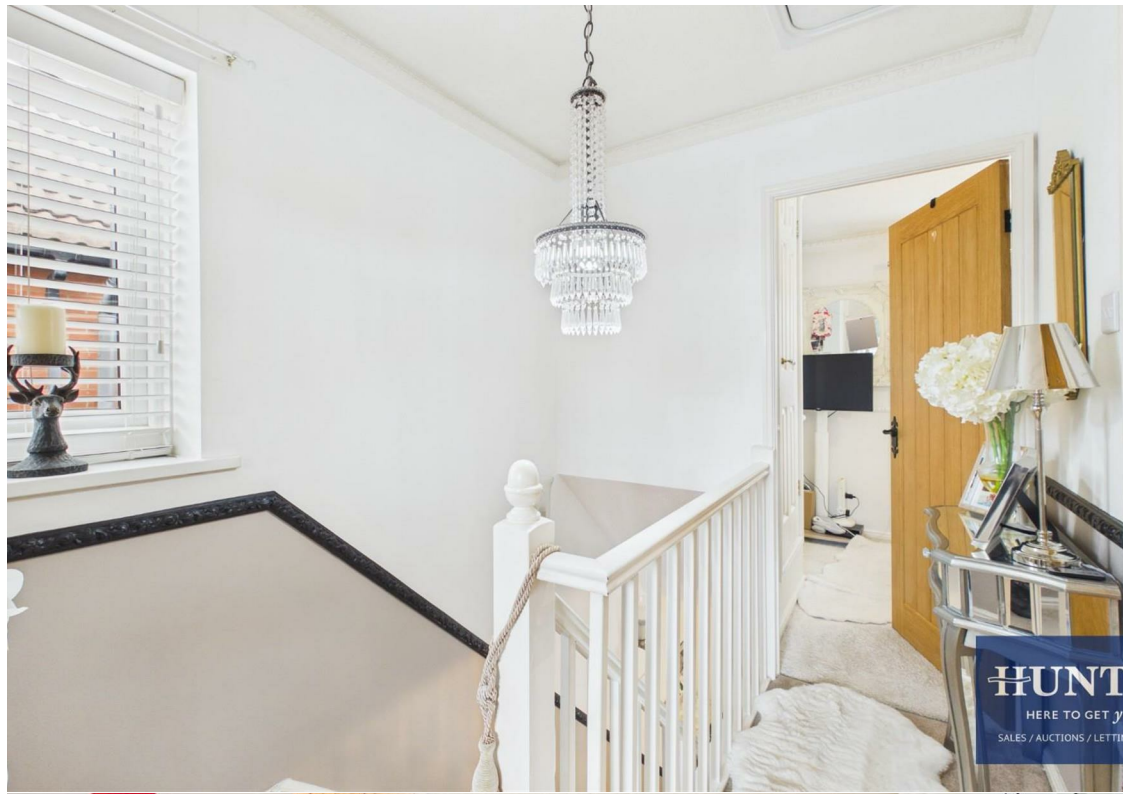
Bedroom 2
7'7" x 12'4"

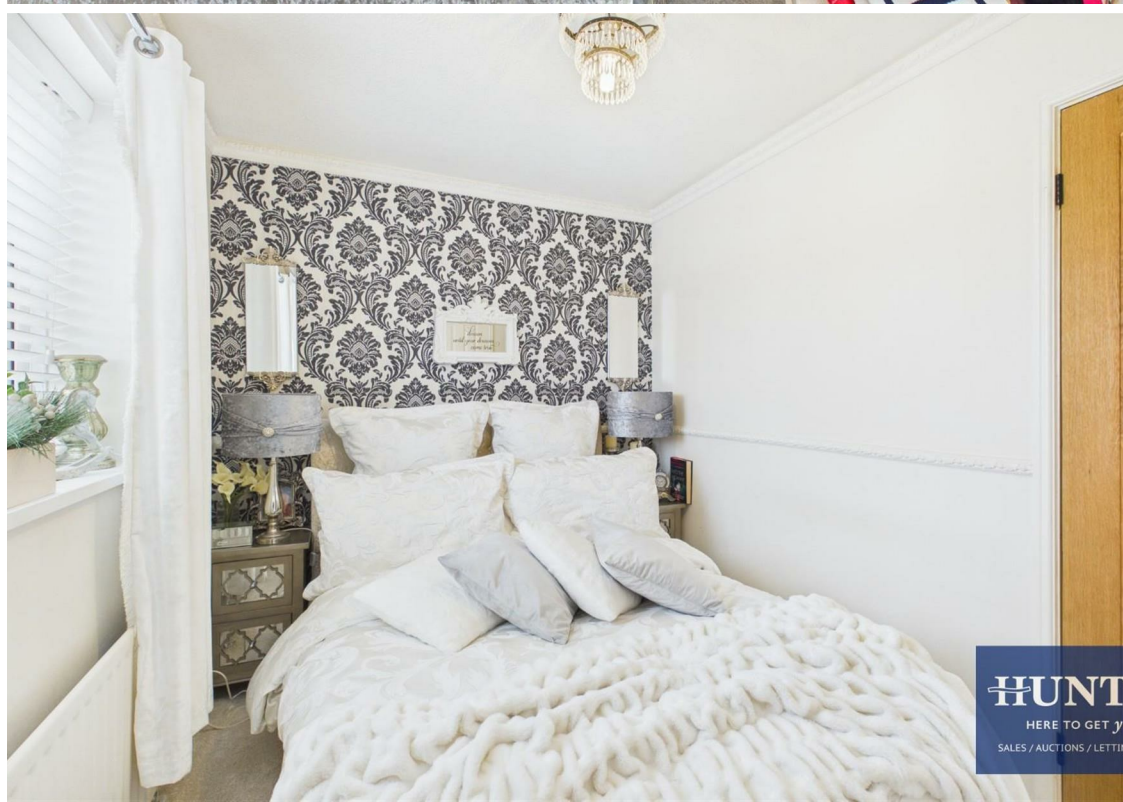
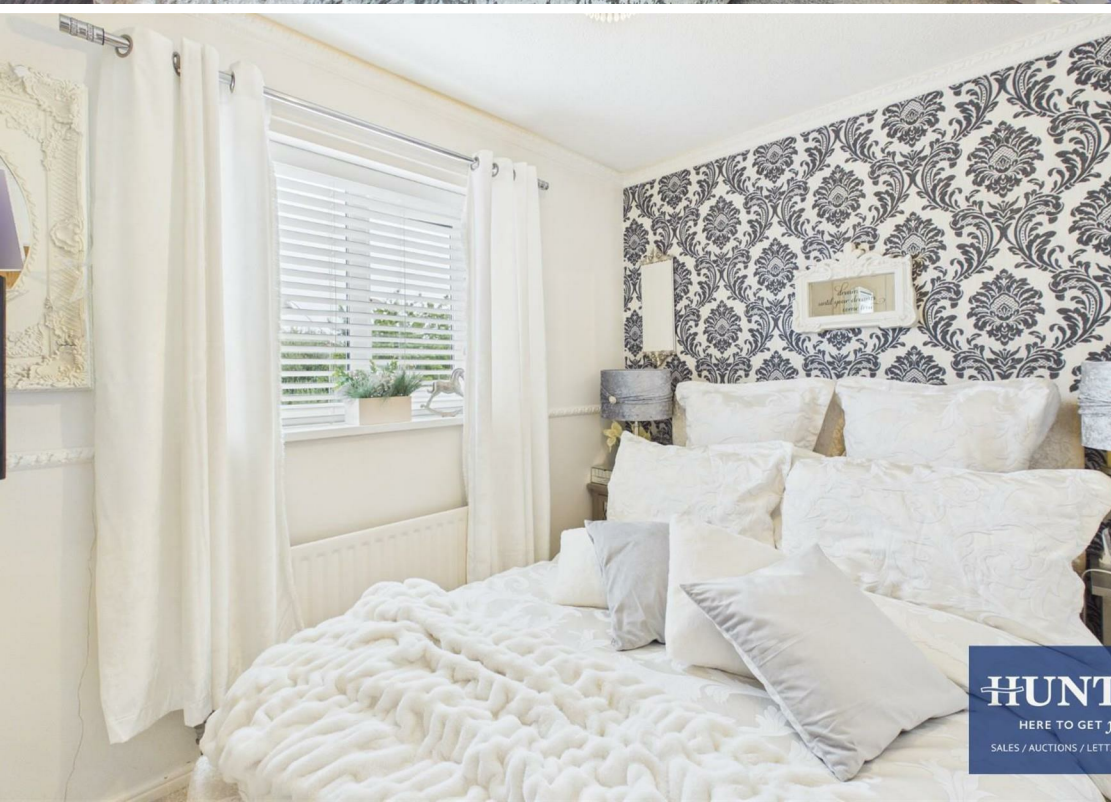
Bathroom
7'2" x 6'0"

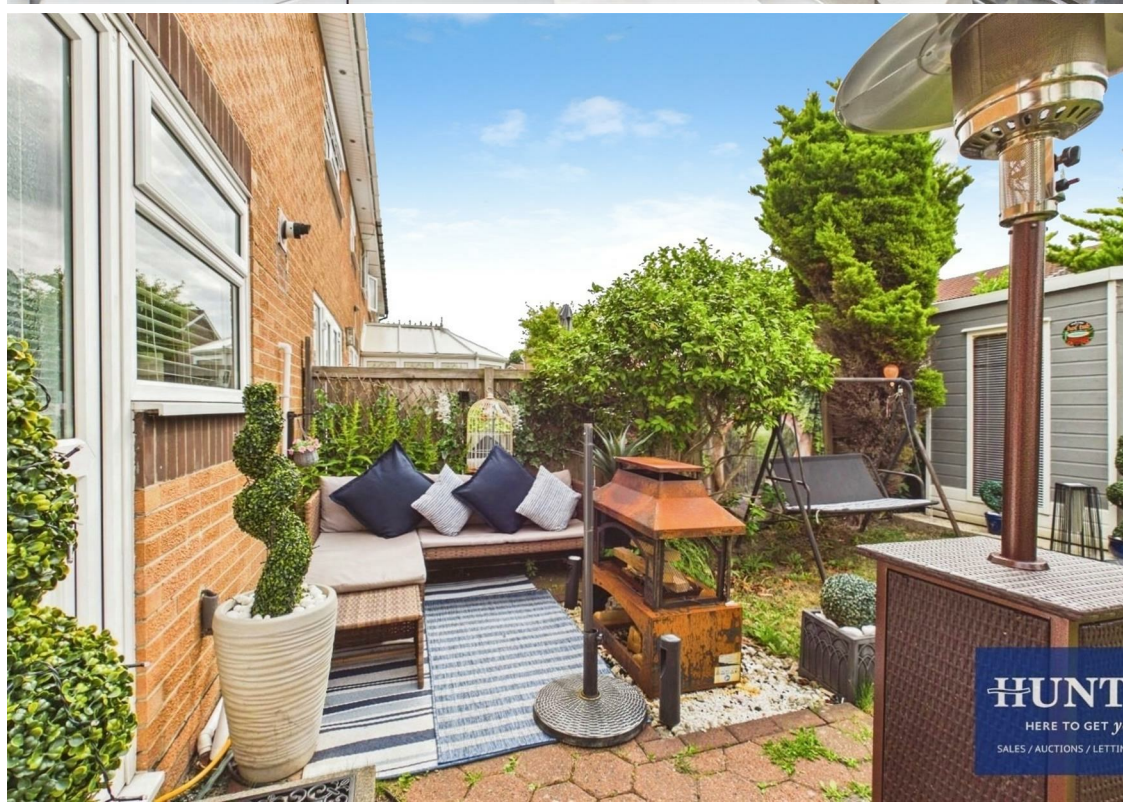


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