



Zion Terrace, Fulwell, Sunderland, SR5

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# Zion Terrace, Fulwell, Sunderland, SR5

Asking Price £269,950

\* PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN \* MUST BE VIEWED TO APPRECIATE \* FULWELL SR5 \* THREE BEDROOM \* MID TERRACE \* RECENTLY REFURBISHED THROUGHOUT \* TWO RECEPTION ROOMS \* KITCHEN \* UTILITY ROOM \* PRIVATE REAR YARD \* COUNCIL TAX BAND B \* EPC RATING C \*

Nestled in the charming area of Zion Terrace, Fulwell, Sunderland, this immaculately presented mid-terraced house offers a delightful family home with ample space and modern comforts. The property boasts three well-proportioned bedrooms, including two spacious double rooms, perfect for a growing family or those seeking extra space.

Upon entering, you are welcomed by a bright entrance hall that leads to two inviting reception rooms. The living room provides a cosy atmosphere for relaxation, while the dining room is ideal for entertaining guests or enjoying family meals. The well-appointed kitchen is complemented by a convenient utility room, ensuring that all your household needs are met with ease.

The property features a stylish bathroom, designed to a high standard, offering a tranquil space for unwinding after a long day. Outside, the private yard provides a lovely outdoor retreat, perfect for enjoying the fresh air or hosting summer gatherings.

This home is ideally situated for easy access to local amenities, making it a practical choice for everyday living. With its blend of comfort, style, and convenience, this three-bedroom family home in Fulwell is a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this charming property your own.

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**Living Room**

13'7" x 15'1"  
4.16 x 4.62 m

**Dining Room**

13'9" x 13'6"  
4.21 x 4.14 m

**Entry**

3'4" x 4'10"  
1.04 x 1.50 m

**Hallway**

24'0" x 6'6"  
7.33 x 2.01 m

**Kitchen / Utility**

24'5" x 6'10"  
7.45 x 2.10 m

Floor 0

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

1337 ft<sup>2</sup>

124.4 m<sup>2</sup>

**Bedroom 2**

13'11" x 12'9"  
4.25 x 3.91 m

**Bedroom 1**

13'11" x 13'7"  
4.26 x 4.14 m

**Bathroom**

7'4" x 8'1"  
2.24 x 2.48 m

**Bedroom 3**

10'4" x 7'3"  
3.17 x 2.23 m

**Landing**

13'8" x 6'6"  
4.19 x 2.00 m

**Landing**

5'7" x 7'11"  
1.71 x 2.43 m

Floor 1

(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.

Entry

3'4" x 4'11"

Hallway

24'0" x 6'7"

Living Room

13'7" x 15'1"

Dining Room

13'9" x 13'6"

Kitchen

24'5" x 6'10"

Landing

5'7" x 7'11"

Landing

13'8" x 6'6"

Bathroom

7'4" x 8'1"

Bedroom 1

13'11" x 13'6"

Bedroom 2

13'11" x 12'9"

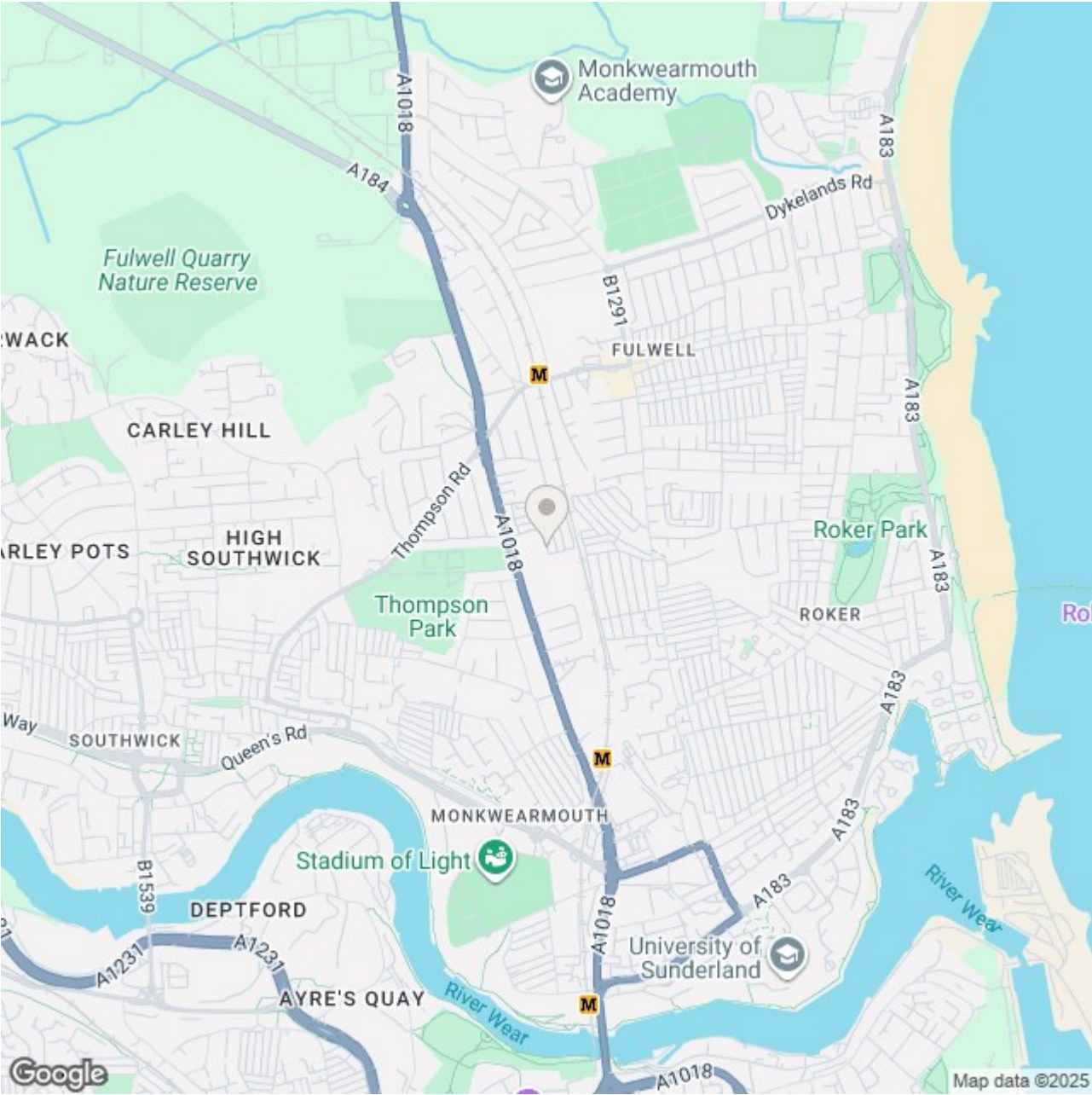
Bedroom 3

10'4" x 7'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	80
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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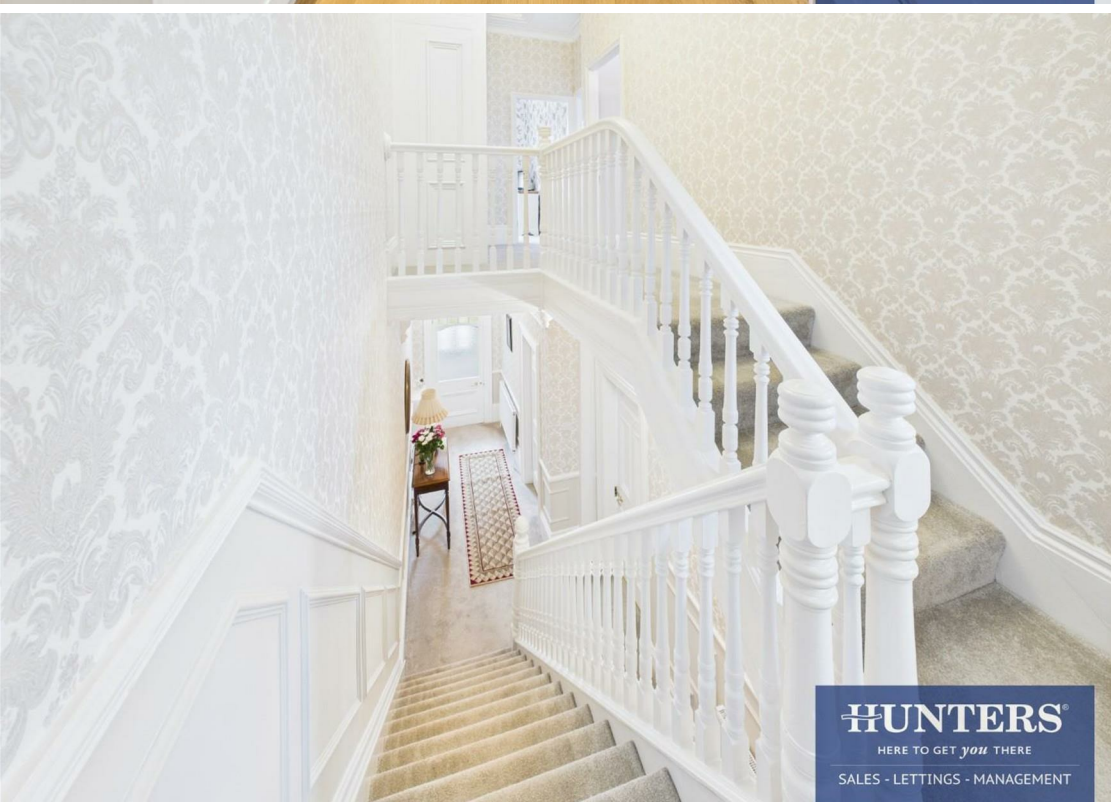


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