



East Grange, Sunderland, SR5

## East Grange, Sunderland, SR5

£1,300 Per Month, Deposit £1,500, Part furnished

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN \* THREE BED SEMI DETACHED \* SOUGHT AFTER AREA \* GARDEN \* GARAGE & DRIVEWAY \* COUNCIL TAX BAND - C \* EPC - TBC \*

Located in the desirable area of East Grange, Fulwell, Sunderland, this charming semi-detached house presents an excellent opportunity for families and professionals alike. Boasting three bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The property features a well-appointed bathroom with a bath and separate shower, ensuring convenience for all residents.

The large kitchen opens up into a dining area and another seating area with patio doors that open onto the garden.

The garden is perfect for enjoying the afternoon sun and creating a delightful outdoor space for gardening or family activities. Additionally, the presence of a garage adds practicality, providing secure storage for vehicles or additional belongings.

Briefly comprising entrance hallway, living room, open plan kitchen / dining and living room with access to the garage to the ground floor. The first floor offers three bedrooms and a spacious family bathroom. To the front is a driveway and garage and to the rear is an enclosed garden.

In summary, this three-bedroom semi-detached house in Fulwell is an ideal choice for those seeking a comfortable and inviting home in a prime location.

Viewing essential.

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Floor 0



Floor 1

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

1211 ft<sup>2</sup>

112.6 m<sup>2</sup>

Reduced headroom

24 ft<sup>2</sup>

2.2 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

**Hallway**

17'1" x 7'3"

**Living Room**

13'3" x 12'8"

**Garage**

17'3" x 7'3"

**Kitchen / Living Room**

9'7" x 28'1"

**Landing**

6'5" x 3'2"

**Bedroom 1**

11'11" x 12'5"

**Bedroom 2**

10'4" x 12'4"


**Bedroom 3**

9'7" x 5'2"

**Bathroom**

9'2" x 8'9"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

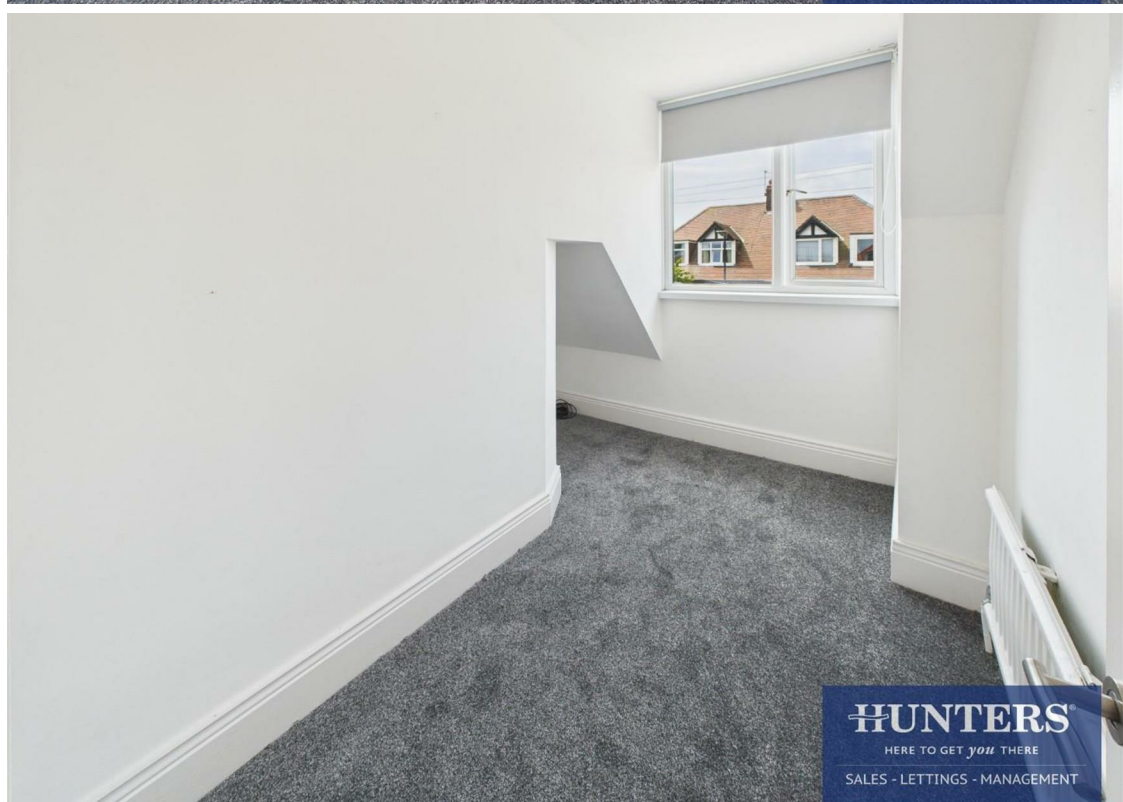




















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