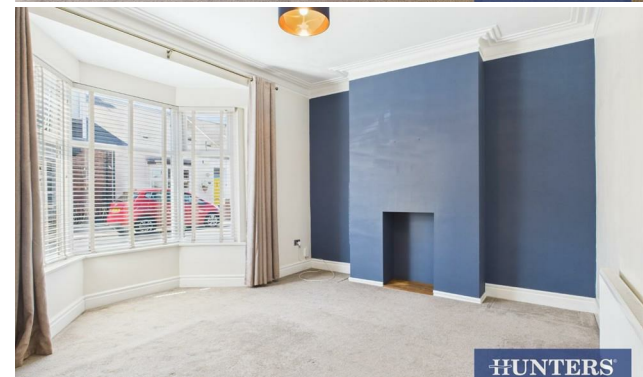




**Newbury Street, Sunderland**

**Offers In The Region Of £147,000**



**Tenure: Freehold**

**HUNTERS®**  
HERE TO GET *you* THERE

# Newbury Street, Sunderland

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* TWO BEDROOM COTTAGE \* NO ONWARD CHAIN \* SPACIOUS & WELL PRESENTED \* COUNCIL TAX BAND - A \* EPC RATING - C \*

Nestled in the charming area of Fulwell, Sunderland, this delightful cottage on Newbury Street offers a perfect blend of comfort and convenience. With two bedrooms, this property is ideal for a small family, a couple, or even as an investment opportunity. The spacious living room provides an inviting space for relaxation and entertaining, while the modern fitted kitchen is well-equipped for all your culinary needs.

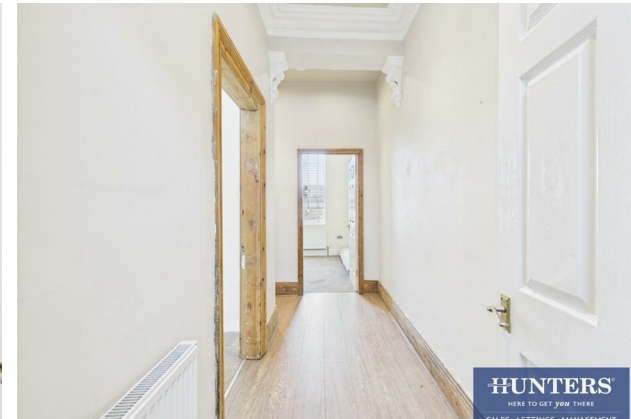
The bathroom is tastefully designed, ensuring a pleasant experience for daily routines. Externally the rear yard, which boasts gated access, provides both privacy and security.

Situated in a desirable location, this property benefits from excellent transport links, including the metro and bus services, making commuting a breeze. Additionally, the nearby road links offer easy access to the wider region.

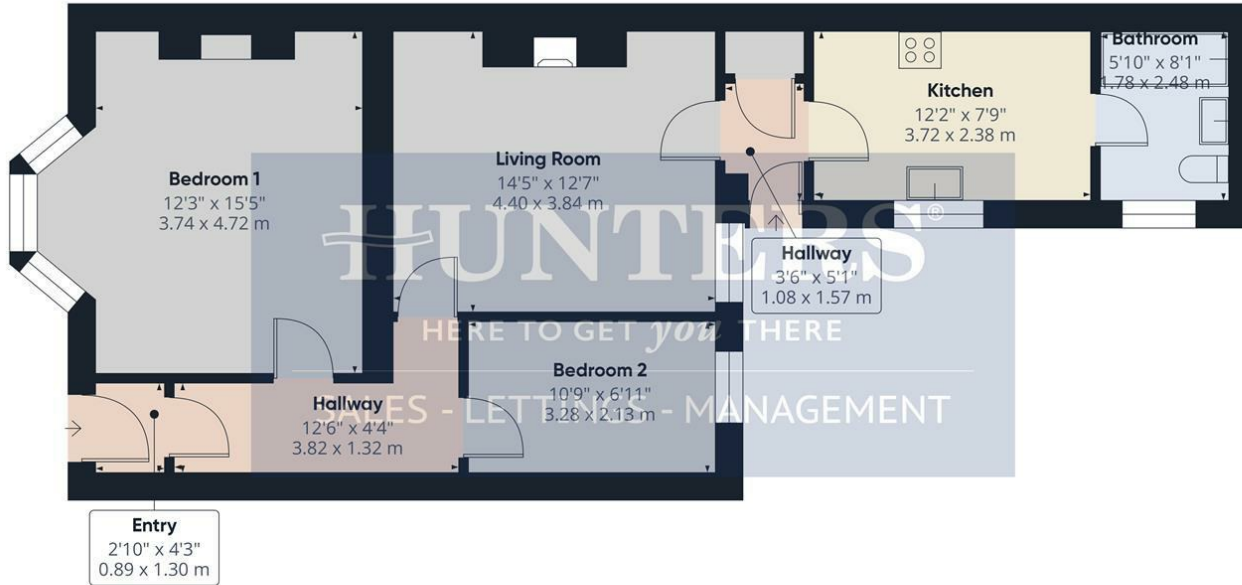
Residents will also appreciate the abundance of local amenities, ensuring that all your daily needs are met within close proximity. For those who enjoy the outdoors, the stunning coastline is just a short distance away, providing a picturesque setting for leisurely walks and seaside activities.

With no onward chain, this cottage is ready for you to move in and make it your own. It presents a fantastic opportunity for a wide range of buyers looking to settle in a vibrant community.

Don't miss your chance to own this charming home in a sought-after location.







Approximate total area<sup>(1)</sup>  
698 ft<sup>2</sup>  
64.8 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Council Tax: A

## 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.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		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.

**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

### Viewing

Please contact our Hunters Sunderland Office on 0191 594 7788 if you wish to arrange a viewing appointment for this property or require further information.

11b Sea Road, Fulwell, Sunderland, SR6 9BP

Tel: 0191 594 7788 Email:

sunderland@hunters.com <https://www.hunters.com>

