



Coley Terrace, Fulwell, Sunderland, Tyne & Wear, SR6 9HL

Asking Price £210,000



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PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * THREE BEDROOMS * SUPERBLY PRESENTED * REAR YARD
* COUNCIL TAX BAND - B * EPC - E * FREEHOLD *

Hunters welcome to the market this delightful terraced house in Coley Terrace, Fulwell. Offering a perfect blend of modern updates and original character, the property has undergone numerous improvements, making it both spacious and well-designed for contemporary living.

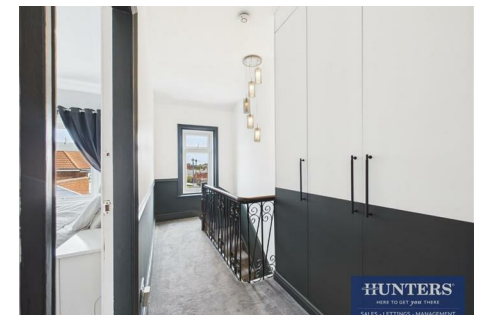
As you enter, you are greeted by an inviting entrance hallway adorned with feature flooring, setting the tone for the rest of the home. The front reception room boasts a cosy gas fire, ideal for those chilly evenings, while the rear dining room provides a lovely space for family meals and gatherings. The modern fitted kitchen is a highlight, seamlessly connecting to the stylish bathroom, ensuring convenience for daily routines.

Upstairs, the landing features built-in wardrobes, optimising space and storage. The property comprises two generously sized double bedrooms, alongside a good-sized third bedroom, making it suitable for families or those needing extra space for guests or a home office.

Outside, the rear yard is equipped with a roller shutter, offering the option for off-street parking if required. This feature adds to the practicality of the home, especially in a bustling area.

The location is excellent, with easy access to Sea Road shops and amenities, as well as convenient metro and bus links. Families will appreciate the proximity to renowned schools, Roker Park, and the stunning coastline, perfect for leisurely strolls and outdoor activities.

This property is a wonderful opportunity for those seeking a charming home in a vibrant community, combining modern living with the warmth of traditional features.



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ENTRY
324'9" x 3'9"

DINING
14'8" x 11'1"

LANDING
16'8" x 3'10"

BEDROOM 3
10'8" x 6'5"

HALLWAY
11'8" x 3'10"

KITCHEN
12'11" x 7'5"

BEDROOM 1
13'7" x 8'7"

LIVING ROOM
12'8" x 12'1"

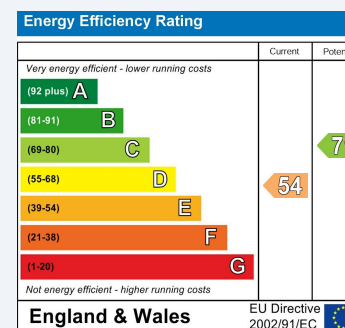
BATHROOM
6'2" x 7'6"

BEDROOM 2
13'10" x 8'2"



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.