



Ashberry Grove, Fulwell, Sunderland, SR6

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# Ashberry Grove, Fulwell, Sunderland, SR6

Asking Price £210,000

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* THREE DOUBLE BEDROOMS \* SEMI DETACHED HOUSE \* OFF STREET PARKING \* IDEAL LOCATION \* FREEHOLD \* COUNCIL TAX - C \*

This semi-detached house is a delightful opportunity for a wide range of buyers, perfectly positioned in a highly sought-after location. The property is well-connected with excellent public transport links and is in close proximity to a range of local amenities. For those who enjoy the outdoors, a number of nearby parks, walking, and cycling routes are readily accessible.

The residence has been neutrally decorated, providing a blank canvas for new homeowners to truly make it their own. The accommodation boasts three double bedrooms, with the master bedroom further benefiting from built-in wardrobes.

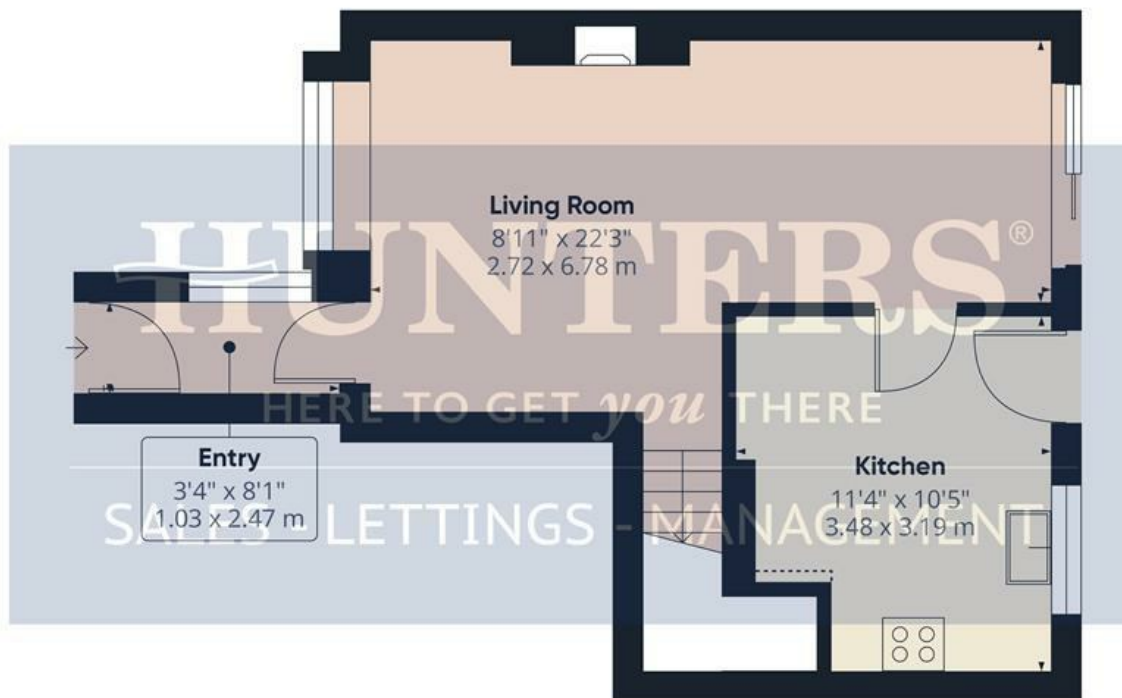
An inviting reception room forms the heart of the home, highlighting a quaint dining area and sliding patio doors that offer a charming view and easy access to the garden. The interiors enhance a sense of connectivity with nature, further amplified by plenty of natural light streaming in.

Further adding to the appeal is a fully equipped bathroom complete with separate shower and bath. The kitchen comes with plenty of storage space as well as space for a free standing washing machine.

The property features a garage, providing additional storage or parking solutions. There's also a picturesque garden, offering an ideal private retreat and a perfect setting for al fresco dining, family get-togethers, or simply enjoying a cup of tea on a sunny afternoon.

Situated within council tax band 'C', the semi-detached house is a wonderful blend of comfort, functionality, location, and affordability, making it a remarkable offering on the for-sale market.

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Floor 0

Approximate total area<sup>m</sup>

808 ft<sup>2</sup>

75.1 m<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>

0.1 m<sup>2</sup>



Floor 1

(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



**Entry**  
3'4" x 8'1"

**Living Room**  
8'11" x 22'2"

**Kitchen**  
11'5" x 10'5"

**Landing**  
3'3" x 5'10"


**Bathroom**  
9'0" x 7'4"

**Bedroom 1**  
10'8" x 11'6"

**Bedroom 2**  
10'7" x 10'5"

**Bedroom 3**  
9'8" x 8'5"

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		
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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