



Enid Avenue, Fulwell, SR6

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Enid Avenue, Fulwell, SR6

Offers In The Region Of £235,000

* 2 BEDROOM * SEMI DETACHED BUNGALOW * FREEHOLD * NO ONWARD CHAIN* DOUBLE DRIVEWAY * SOUTH FACING GARDEN * COUNCIL TAX BAND C * EPC RATING D *

This two-bedroom semi-detached bungalow is offered for sale in the sought-after area of Enid Avenue, Sunderland. Property is located near to the metro station, good bus routes, Sea Road shopping centre, short walk to Roker Park local beaches and associated leisure facilities. Providing a practical and well-proportioned layout that will appeal to a range of buyers, particularly those looking to downsize.

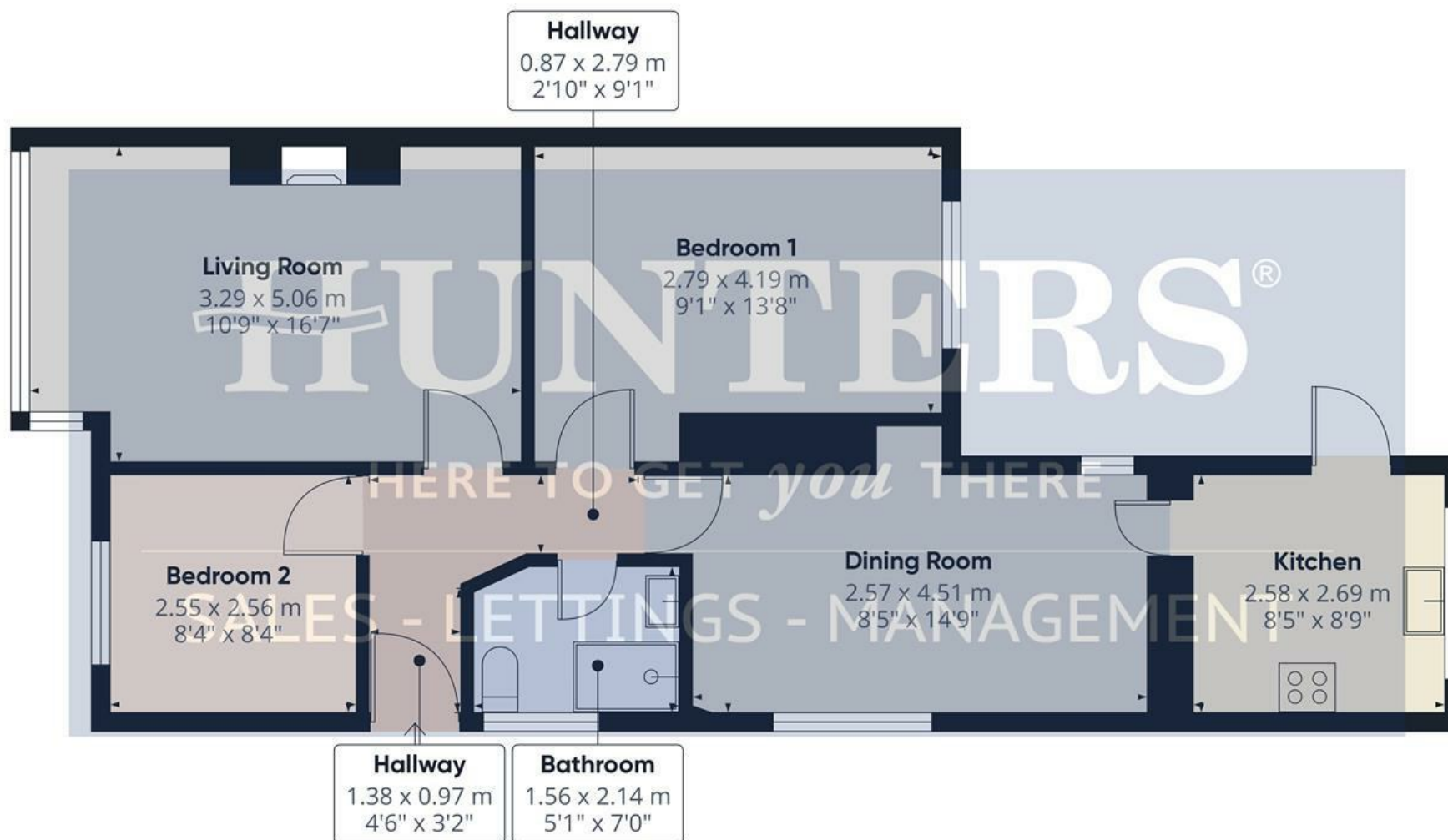
Inside, the property benefits from two reception rooms, including a welcoming living room with large windows and a fireplace, creating a bright and comfortable main living space. A separate dining room leads directly through to the kitchen, offering a practical arrangement for both day-to-day living and entertaining. The kitchen enjoys pleasant views over the garden and provides direct access outside. High ceilings feature throughout the bungalow, enhancing the sense of space and natural light.

The accommodation includes two bedrooms, comprising a generous main bedroom with built-in wardrobes and attractive garden views, alongside a second single bedroom, also benefitting from built-in wardrobes. The bathroom is modern and fully tiled, complete with a walk-in shower and heated towel rail.

A particular feature of the property is the very large loft space, which offers excellent potential for further development. Subject to the necessary planning permissions and building regulations, the loft could be converted to provide additional rooms, offering flexibility for buyers looking to expand the accommodation in the future.

Externally, the bungalow benefits from off-street parking and a south facing garden, providing useful outdoor space to enjoy.

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Approximate total area⁽¹⁾
62.8 m²
675 ft²

(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.

GIRAFFE360



Hallway

4'6" x 3'2"

Hallway

2'10" x 9'1"

Living Room

10'9" x 16'7"

Dining Room

8'5" x 14'9"

Kitchen

8'5" x 8'9"

Bedroom 1

9'1" x 13'8"


Bedroom 2

8'4" x 8'4"

Bathroom

5'1" x 7'0"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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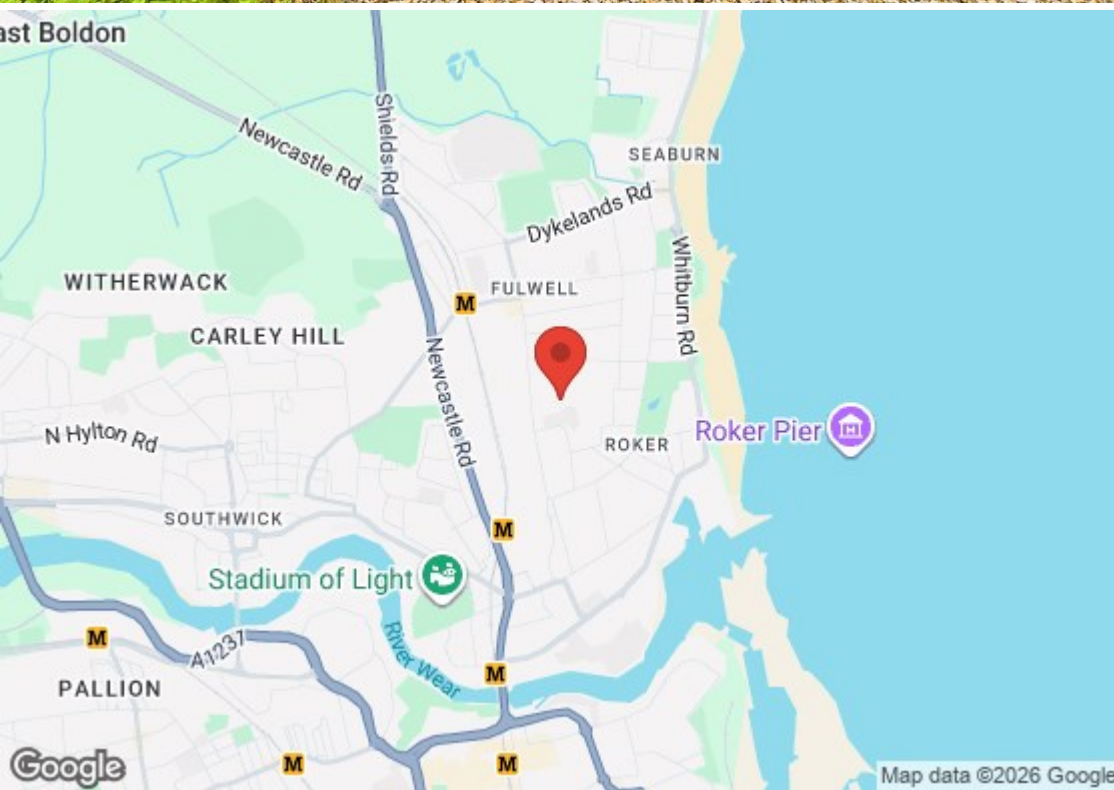
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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

