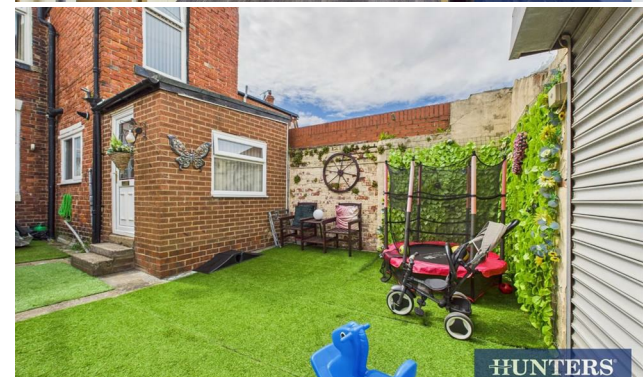




Primrose Crescent, Sunderland

Offers In The Region Of £169,950



Tenure: Freehold

HUNTERS®
HERE TO GET *you* THERE

Primrose Crescent, Sunderland

DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * THREE BEDROOMS * NO ONWARD CHAIN * REAR YARD * COUNCIL TAX BAND - B * EPC RATING - E * FREEHOLD *

Nestled in the charming area of Primrose Crescent, Fulwell, Sunderland, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Built in 1900, the property has been well maintained and presents a spacious living environment ideal for families or those seeking a peaceful retreat.

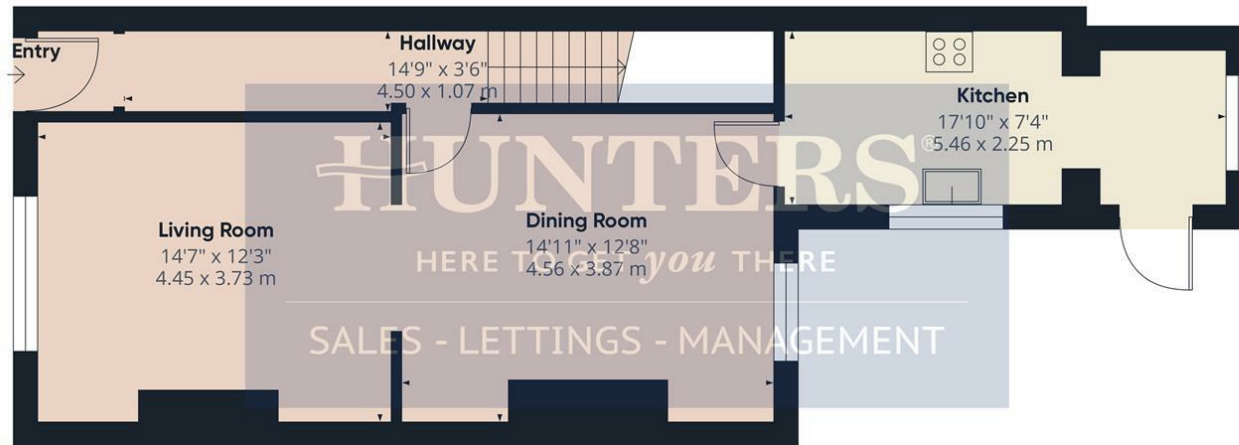
Upon entering, you are greeted by a welcoming hallway that leads to both the front and rear reception rooms, which feature an open-plan design, creating a bright and airy atmosphere. The kitchen is generously sized and includes a dining space, making it perfect for family meals or entertaining guests. A back door provides access to the rear yard, which is equipped with a roller shutter door for added security and convenience.

The property boasts three well-proportioned bedrooms, including two double rooms and a good-sized third bedroom, ensuring ample space for relaxation and rest. The family bathroom is thoughtfully designed, featuring both a bath and a shower, catering to all your bathing needs.

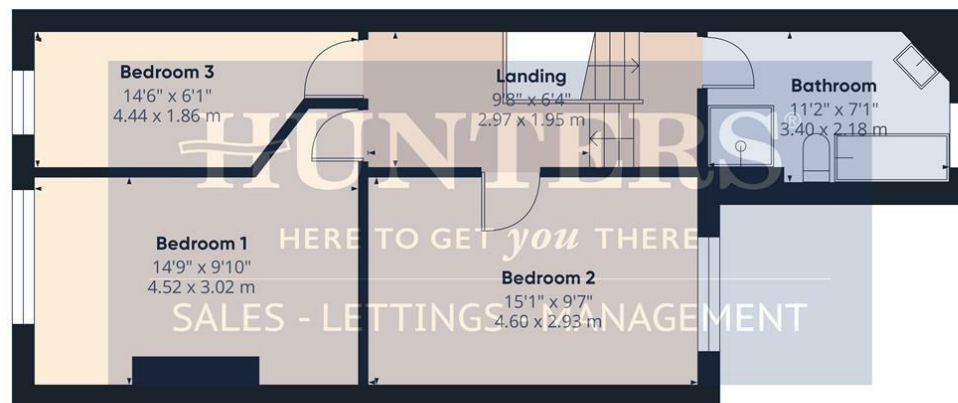
Situated in a desirable location, this home benefits from excellent transport links, making commuting a breeze. Additionally, the nearby parks and the stunning coastline offer plenty of opportunities for outdoor activities and leisurely strolls.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to invest, this well-presented home in Fulwell is not to be missed.





Floor 0



Floor 1

HUNTERS
HERE TO GET *you* THERE
SALES - LETTINGS - MANAGEMENT

Approximate total area⁽¹⁾
1086 ft²
100.8 m²

(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

Council Tax: B

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

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>



HUNTERS
HERE TO GET *you* THERE