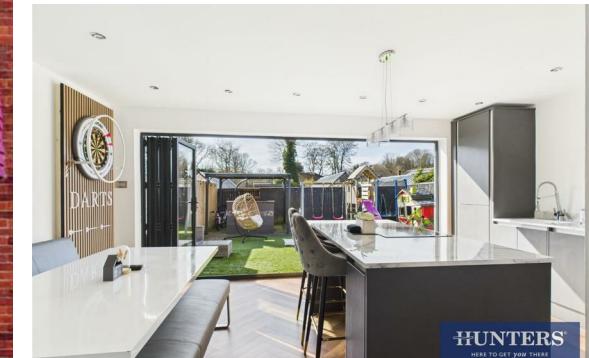




HUNTERS
HERE TO GET *you* THERE
SALES - LETTINGS - MANAGEMENT



Shotley Avenue, Fulwell, Sunderland, Tyne & Wear, SR5 1PS

Offers In The Region Of £330,000

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PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * FOUR BEDROOM SEMI DETACHED * SUPERBLY PRESENTED * DRIVEWAY * GARDENS * COUNCIL TAX BAND - C * EPC RATING - C *

Nestled on the tranquil Shotley Avenue in Sunderland, this delightful semi-detached house offers a splendid opportunity for families in search of a spacious and contemporary home. Superbly presented & spacious throughout, the property features four generously sized bedrooms, making it perfect for a growing family.

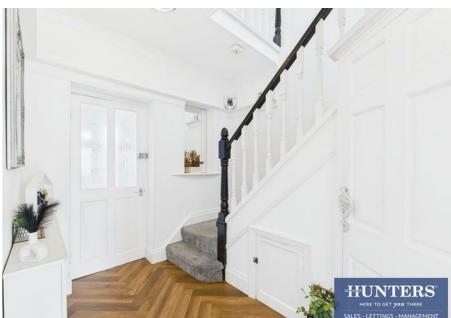
Upon entering through the welcoming porch, one is greeted by a broad hallway that leads to inviting living spaces. The ground floor boasts a separate front room and a second reception area at the rear, which is enhanced by bi-fold doors that create a seamless connection to the beautifully landscaped garden. The heart of the home is undoubtedly the superbly extended open-plan kitchen diner, also featuring bi-fold doors that invite the outdoors in, making it an ideal setting for entertaining guests or enjoying family meals. A convenient utility room adds to the practicality of this space.

Additionally, the ground floor includes a versatile bedroom, perfect for guests or as a home office, along with a well-appointed WC. Ascending to the first floor, you will discover a feature landing illuminated by a large window, flooding the area with natural light. The spacious family bathroom is thoughtfully designed with a bath, shower, sink, and WC, ensuring comfort for all.

Externally complemented by a large driveway that accommodates at least two vehicles, providing hassle-free parking. The low-maintenance garden is designed with both paved and lawned areas and complete with electric provisions for outdoor lighting.

Situated in a peaceful location, this home is conveniently close to the coast, excellent transport links, the city centre, esteemed schools, and a variety of amenities. This wonderful home truly embodies a perfect blend of modern living & family friendly features.

Viewing comes highly recommended !



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hallway
5'0 x 8'10

utility
8'5 x 6'11

living room
11'5 x 11'0

bedroom
8'8 x 11'7

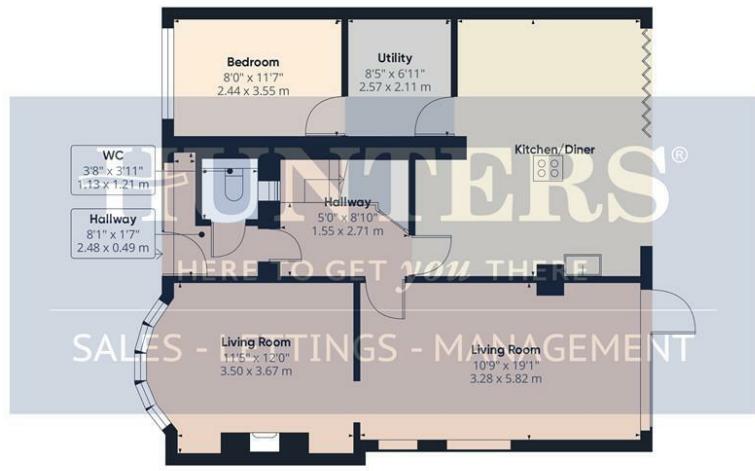
landing
8'0 x 11'2

bathroom
10'3 x 5'11

bedroom
11'8 x 12'2

bedroom
9'8 x 14'8

bedroom
8'4 x 9'4



Viewings

Please contact sunderland@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

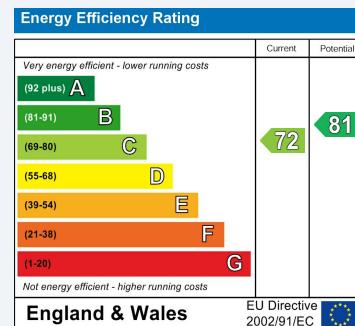
Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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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.



Approximate total area⁽¹⁾
1449.99 ft²
134.71 m²

(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

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.