



Honister Drive, Fulwell, Sunderland, Tyne & Wear, SR5 1PA

Offers In The Region Of £275,000



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DESCRIPTION

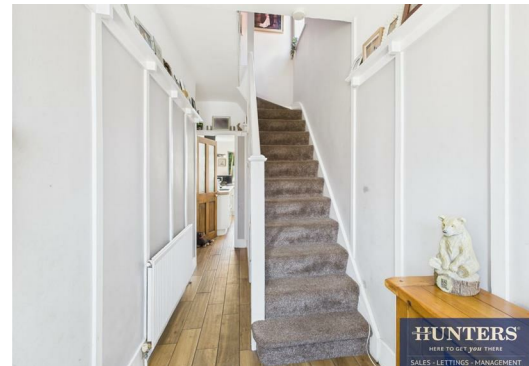
PLEASE VIEW VIRTUAL TOUR & FLOOR PLAN * THREE BEDROOM
SEMI-DETACHED * GARDEN * DRIVEWAY * COUNCIL TAX BAND - C *
EPC RATING- D *

Hunters welcome to the market this extended semi-detached family home offering a perfect blend of comfort and modern living. Spanning an impressive 892 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining. The living room and dining room feature charming fireplaces, creating a warm and welcoming atmosphere. The dining room conveniently opens through patio doors to a delightful decked area in the garden, perfect for al fresco dining or enjoying a morning coffee.

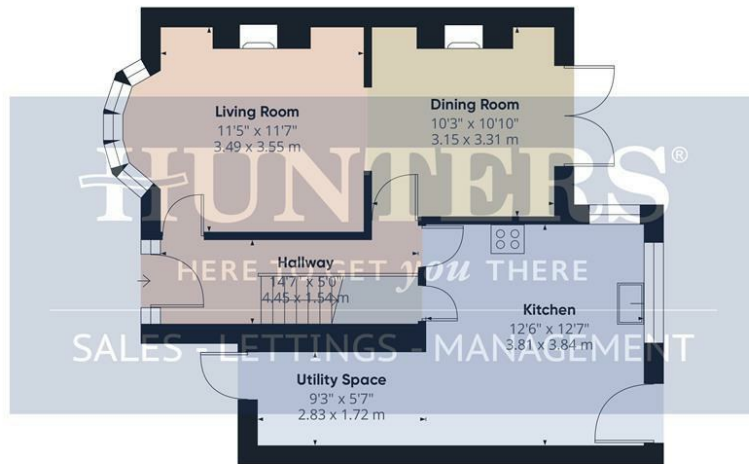
The standout feature of this home is the contemporary fitted kitchen, complete with a stylish island and utility area making it a practical space for family life. The property comprises three well-proportioned bedrooms, two of which are doubles, with the master bedroom benefiting from a fitted wardrobe for added convenience. The newly refurbished bathroom is modern and tastefully designed, catering to all your needs.

Outside, the spacious rear garden offers a combination of paved, decked, and grassed areas, providing ample space for children to play or for hosting summer gatherings. The driveway accommodates parking for at least two vehicles and has a roller shutter entry to the now partial garage store.

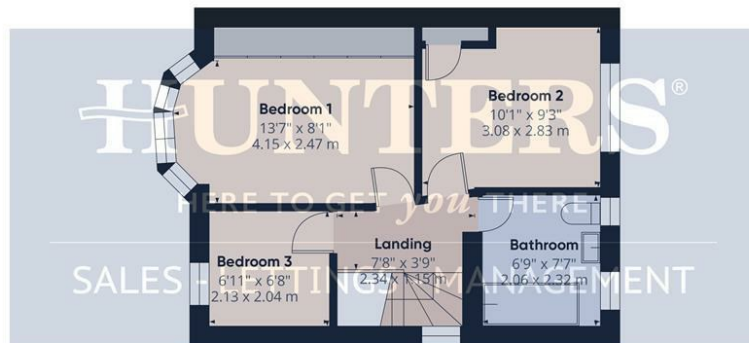
Located close to excellent transport links, amenities, the beautiful coastline, and local parks, this home is perfectly positioned for family living. This property is a wonderful opportunity for those seeking a comfortable and stylish family home in a desirable location.







Floor 0



Floor 1

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

Approximate total area⁽¹⁾

892 ft²
82.9 m²

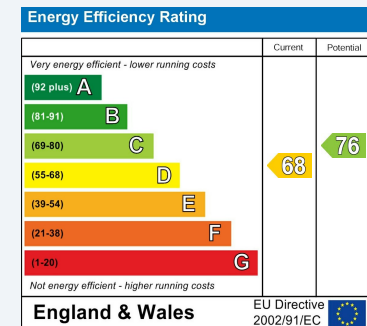
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

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.