

**Eston Grove, Fulwell, Sunderland, SR5 1QB**

**Offers In The Region Of £280,000**





# Eston Grove, Fulwell, Sunderland, SR5 1QB



PLEASE VIEW VIRTUAL TOUR & FLOOR PLAN \* SUPERBLY PRESENTED \* THREE BEDROM SEMI \* GARDEN \* DRIVEWAY \* COUNCIL TAX BAND - B \*

Hunters are delighted to welcome to the market this beautifully presented semi-detached house on Eston Grove, Fulwell. Offering a perfect blend of modern living and comfort this extended home is ideal for families seeking both space and style.

Upon entering, you are welcomed by a porch and hallway that leads into a separate front living room, bathed in natural light, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the wonderful kitchen diner, featuring a well-designed fitted kitchen equipped with high-end appliances and excellent storage solutions. This space is perfect for both everyday meals and entertaining guests.

The property boasts two generously sized double bedrooms, alongside a good-sized third bedroom, ensuring ample space for family or guests. The modern bathroom is tastefully designed, providing a relaxing retreat.

Outside, the property features a driveway that accommodates two cars, along with a grassed and paved garden. The decked area offers a private and sunny spot, perfect for enjoying the outdoors.

Location is key, and this home does not disappoint. It is conveniently situated close to the stunning coastline, excellent amenities, and transport links. Families will appreciate the proximity to renowned schools, as well as nearby parks, making it an ideal setting for a vibrant community lifestyle.

This delightful property is a must-see for anyone looking to settle in a welcoming neighbourhood with all the conveniences at hand.

Viewing comes highly recommended !





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**PORCH**  
7'7" x 314'11"

**KITCHEN/DINING**  
18'2" x 15'7"

**BEDROOM 2**  
11'8" x 11'9"

**HALLWAY**  
6'5" x 14'7"

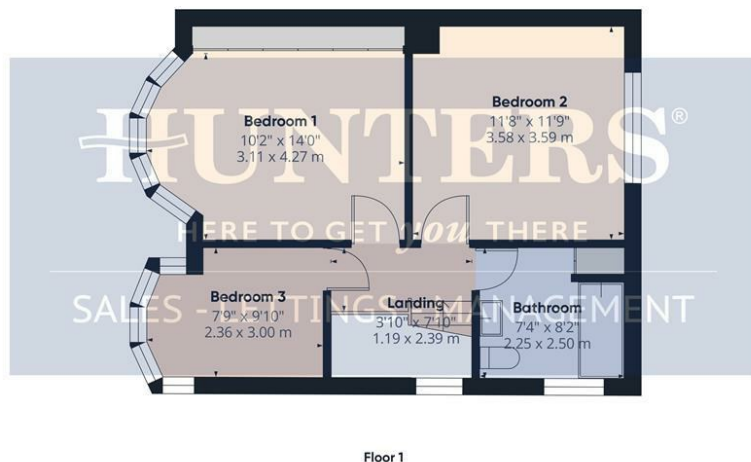
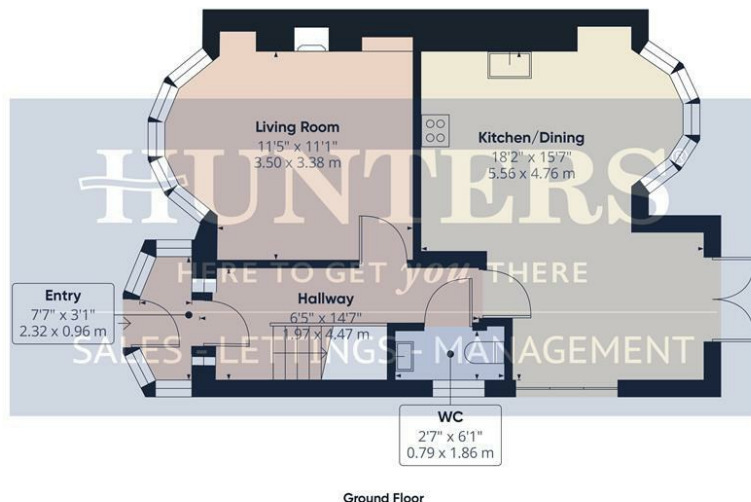
**WC**  
.259'2" x 6'1"

**BEDROOM 3**  
7'8" x 9'10"

**LIVING ROOM**  
11'5" x 11'1"

**BEDROOM 1**  
10'2" x 14'0"

**BATHROOM**  
7'4" x 8'2"



### Viewings

Please contact [sunderland@hunters.com](mailto: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.

**HUNTERS®**  
HERE TO GET *you* THERE

Approximate total area<sup>(1)</sup>  
974 ft<sup>2</sup>  
90.5 m<sup>2</sup>

(1) Excluding balconies and terraces

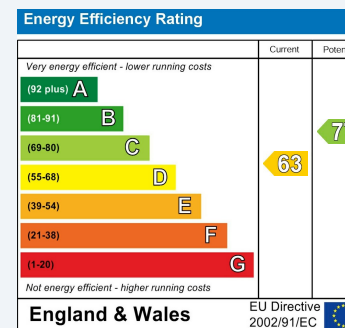
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.