



Marina Grove, Fulwell, Sunderland, Tyne & Wear, SR6 9AJ

- Three Bedroom
- One Living Room
- EPC: D
- Two Bathroom
- One Dining Room

£195,000

HUNTERS®
HERE TO GET *you* THERE

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DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN * CUL-DE-SAC
LOCATION * THREE BEDROOM * GARAGE * GARDENS * CLOSE TO
AMENITIES AND COAST * FREEHOLD * COUNCIL TAX BAND - C * EPC -
TBC *

Hunters welcome to the market this three bedroom semi-detached house in Marina Grove, Fulwell.

Occupying a superb cul-de-sac position within this highly sought after location and available with no upper chain involved.

Charming and spacious throughout this well maintained home is sure to appeal to a wide range of buyers.

Internally the accommodation on the ground floor includes an entrance hallway, spacious lounge / dining room with divider doors, kitchen with pantry and utility area / wc plus integral door to garage.

On the first floor there are three generous bedrooms and a bathroom with modern walk in shower.

Externally boasting mature gardens to the front and a delightful garden with lawned area and greenhouse to the rear.

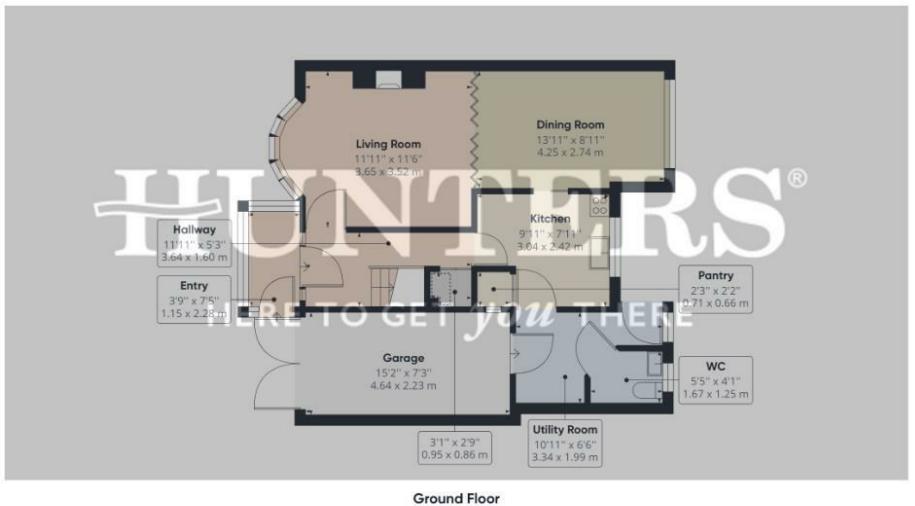
There is an alarm system and electric supply to garage, loft and greenhouse.

Ideally placed for the shopping facilities on Sea Road, schools and transport connections including Seaburn Metro Station, as well as being close to the stunning coastline.

Viewing is highly recommended !







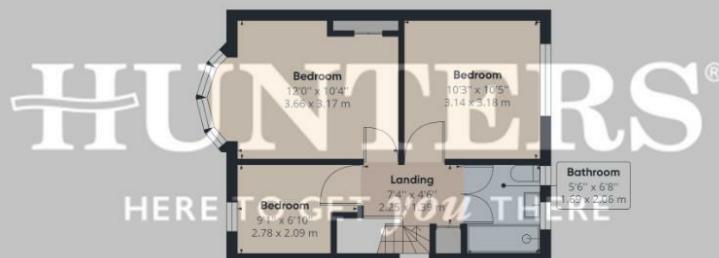
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Approximate total area⁽¹⁾

1018.68 ft²
94.64 m²

Reduced headroom

4.06 ft²
0.38 m²



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		66
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.

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.