



**Mill View Avenue, Fulwell, Sunderland, Tyne & Wear, SR6 9HU**

**Offers In The Region Of £199,950**





# Mill View Avenue, Fulwell, Sunderland, Tyne & Wear, SR6 9HU

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* THREE BEDROOM  
SEMI \* GARDENS \* DRIVEWAY \* DETACHED GARAGE \* NO ONWARD  
CHAIN \* COUNCIL TAX BAND - B \* EPC RATING D

Hunters welcome to the market this semi detached house on Mill View Avenue, Fulwell. Offering an exciting opportunity for those looking to create their dream home. Spacious throughout, the property boasts two inviting reception rooms. The generous front living room welcomes you in, while the rear reception room conveniently connects to the kitchen.

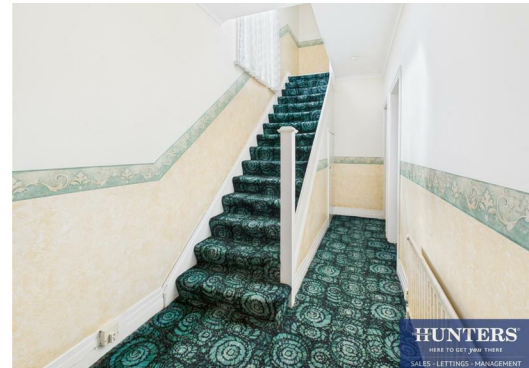
The accommodation comprises three well-proportioned bedrooms, including two spacious double rooms and a further single bedroom. Set on a desirable corner plot, the property features delightful front, side, and rear gardens, providing a lovely outdoor area to enjoy the fresh air.

A detached garage, accessible from the Fulwell Road driveway, adds to the convenience, with parking available for two vehicles. While the property is in need of full renovation, it offers a blank canvas for those with vision and creativity. The size of the plot also presents potential for further development, subject to relevant planning permissions, allowing you to truly personalise this home to your liking.

Conveniently located, this property is close to excellent schools, metro and bus links, as well as the stunning coastline and the vibrant Sea Road shops.

With no onward chain, this home is ready for a new owner to breathe life back into it.

Embrace the opportunity to create a loving home in a fantastic location, where you can enjoy both comfort and convenience.











Floor 0



Floor 1

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

Approximate total area<sup>(1)</sup>  
986 ft<sup>2</sup>  
91.6 m<sup>2</sup>

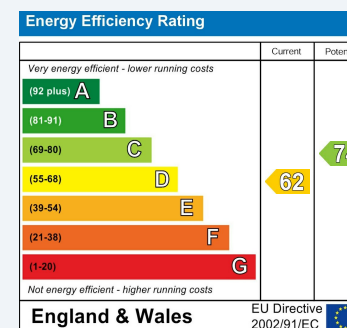
(1) Excluding balconies and terraces

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](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.