



Bartram Street, Fulwell, Sunderland, Tyne & Wear, SR5 1NN

Offers In The Region Of £185,000



HUNTERS®

HERE TO GET *you* THERE

Bartram Street, Fulwell, Sunderland, Tyne & Wear, SR5 1NN



PLEASE VIEW FLOORPLAN & VIRTUAL TOUR * THREE BED MID TERRACED * SUPERBLY PRESENTED * DESIRABLE LOCATION * REAR YARD * COUNCIL TAX BAND - B * FREEHOLD *

Nestled on Bartram Street in Sunderland, this stunning end-terrace house offers a delightful blend of modern living and original charm. Spanning an impressive 1,409 square feet, this three-bedroom property is situated in a popular location, conveniently close to metro and bus links, making commuting a breeze. Residents will also benefit from a host of local amenities, including excellent schools, beautiful parks, and the stunning coastline, perfect for leisurely strolls.



Upon entering, you are greeted by a welcoming entrance hallway with WC that leads to a spacious and stylish living and dining area. This space is thoughtfully designed, featuring modern touches that enhance its appeal while retaining its original character. The light and airy fitted kitchen is a highlight, complete with a door that opens to the rear yard, providing an outdoor space.

The first floor boasts a lovely landing that leads to the master bedroom, which is generously sized and features a walk-in wardrobe, offering ample storage space. The family bathroom is conveniently offset, serving the master. The second double bedroom is spacious and there is a further third bedroom.

Additionally, the property benefits from a versatile loft space, which can be adapted to suit your needs, whether as an extra bedroom, study, or storage area.

This charming home is perfect for families or professionals seeking a comfortable and stylish living environment in a vibrant community.

Don't miss the opportunity to make this exceptional property your own.



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SALES - LETTINGS - MANAGEMENT



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Hallway
4'6" x 20'5"

WC
5'8" x 3'5"

Bedroom 1
13'5" x 11'9"

Bedroom 2
12'7" x 11'7"

Loft Room
13'0" x 16'2"

Living Room/Dining Room
14'2" x 23'8"

Landing
3'11" x 2'11"
Bedroom 1

Hallway
3'2" x 3'9"

Bedroom 3
6'10" x 8'3"

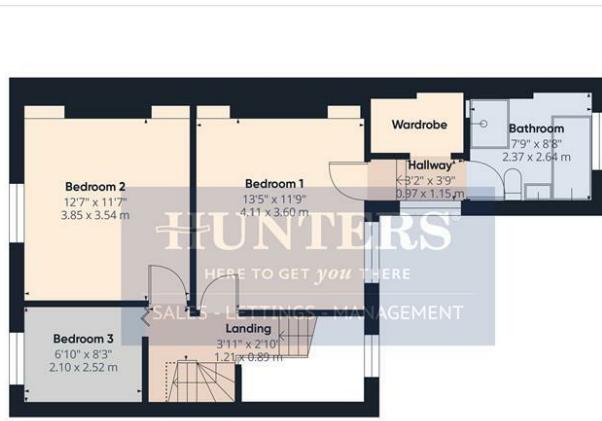
Kitchen
7'8" x 15'1"

Bathroom
7'9" x 8'7"

Landing
6'6" x 16'2"



Floor 0



Floor 1



Floor 2

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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Approximate total area⁽¹⁾

1409 ft²
130.9 m²

Reduced headroom

104 ft²
9.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	53	
(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.