



Fulwell Road, Fulwell, Sunderland, Tyne & Wear, SR6 9QP

£169,950



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DESCRIPTION

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN * TWO BEDROOM COTTAGE * GREAT LOCATION * REAR YARD * GARAGE * COUNCIL TAX BAND - A * EPC - D *

Nestled on Fulwell Road in the charming area of Fulwell, Sunderland, this delightful two-bedroom cottage offers a wonderful opportunity for a range of buyers.

Upon entering, you are greeted by a spacious entrance hallway that leads to a bright and inviting living room, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the thoughtfully designed kitchen, which provides access to a sunroom that serves as a delightful dining area.

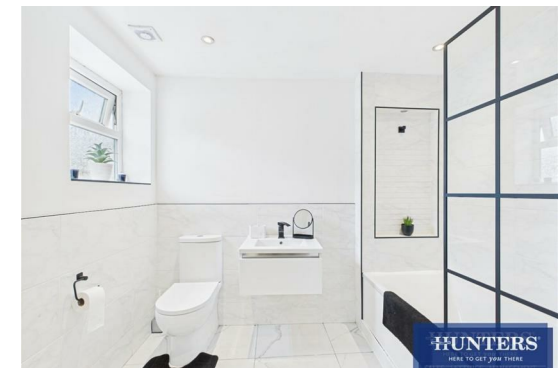
The cottage boasts two well-proportioned bedrooms, ensuring ample space for rest and privacy. The bathroom has been beautifully refurbished, presenting a fresh and contemporary feel that complements the overall charm of the property.

Outside, there is a rear yard. Additionally, the property includes a single garage and off street parking.

Conveniently situated, this cottage allows for easy access to a variety of transport links and local amenities.

The stunning Sunderland coastline and the picturesque Roker Park are also just a short distance away, perfect for leisurely strolls or family outings.

Viewing comes highly recommended !







Please contact sunderland@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		64	84

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.

