
Donington Close, Fulford Grange, Sunderland, SR5
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Donington Close, Fulford Grange, Sunderland, SR5

Offers In The Region Of £179,950

* 2 BEDROOM * END-LINK * FREEHOLD * FULFORD GRANGE * DRIVEWAY * SOUTH FACING GARDEN * COUNCIL TAX BAND B * EPC RATING C * APPROVED PLANS FOR EXTENSION *

For sale, this well-presented two-bedroom end-link house is situated in the sought-after Fulford Grange area of Sunderland, offering well-proportioned accommodation, a modern kitchen and an attractive south-facing rear garden with an electrically powered summer house. The property also benefits from approved plans for an extension.

The ground floor comprises a comfortable living room with a feature fireplace, creating a welcoming space to relax. This leads through to a modern, generously sized kitchen with tiled flooring and access to the rear garden, allowing for a pleasant outlook and plenty of natural light.

Upstairs, there are two well-proportioned bedrooms, including a master bedroom and a second double bedroom with built-in wardrobes and additional storage. The modern, tastefully finished bathroom is fully tiled and features a bath and heated towel rail. Attractive solid wood internal doors are fitted throughout, adding to the overall appeal of the property.

Externally, the property benefits from a block-paved driveway and lawned front garden. To the rear, the attractive south-facing garden is arranged with both paved and lawned areas, providing space to relax and entertain. A summer house with electricity offers useful additional space, ideal for a variety of uses.

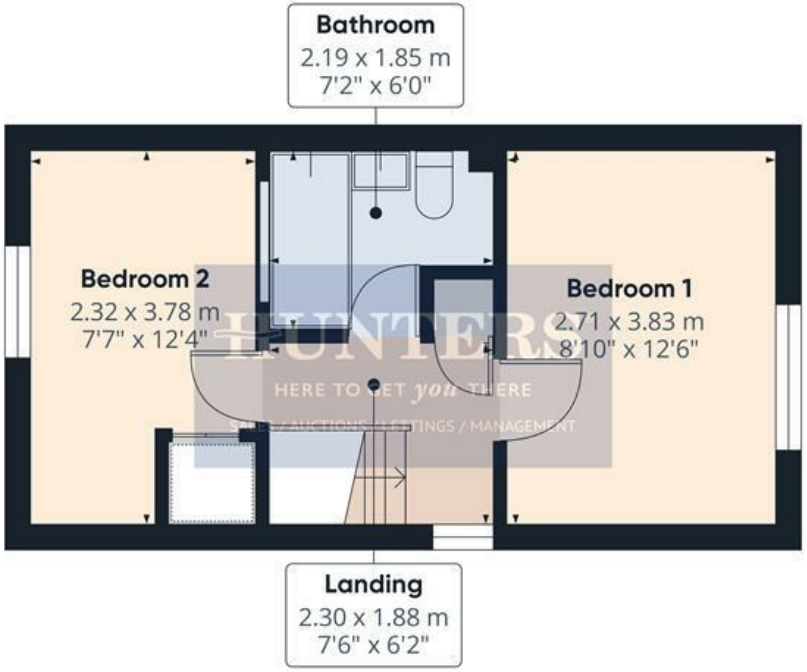
Fulford Grange is a popular residential location, conveniently positioned close to local schools, green spaces and everyday amenities. Sunderland city centre is also within easy reach, offering a wider selection of shops, cafés and leisure facilities.

An appealing home in a sought-after location, offering comfortable accommodation, attractive outdoor space and approved plans for an extension.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788
sunderland@hunters.com | www.hunters.com



Floor 0



Floor 1



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Approximate total area(1)

54.6 m²

588 ft²

Reduced headroom

1.3 m²

14 ft²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Entry
3'4" x 3'11"

Living Room
15'3" x 12'6"

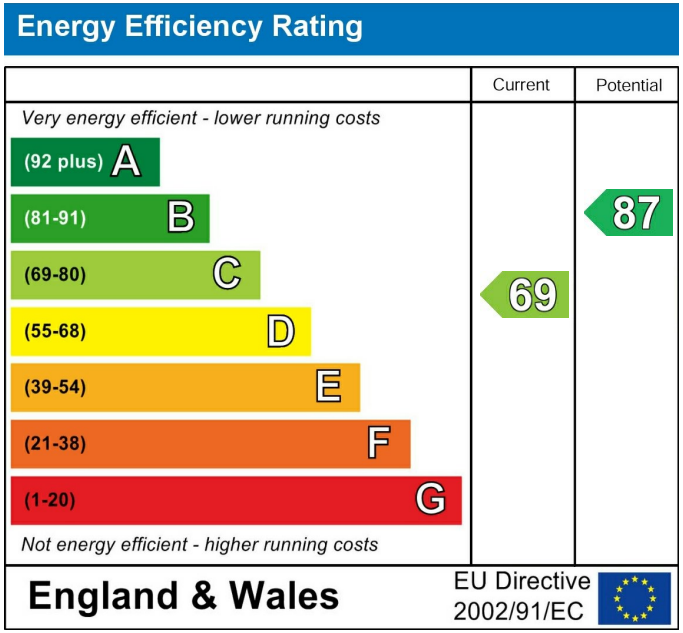
Kitchen
8'10" x 12'5"

Landing
7'6" x 6'2"

Bedroom 1
8'10" x 12'6"

Bedroom 2
7'7" x 12'4"

Bathroom
7'2" x 6'0"



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. 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.



















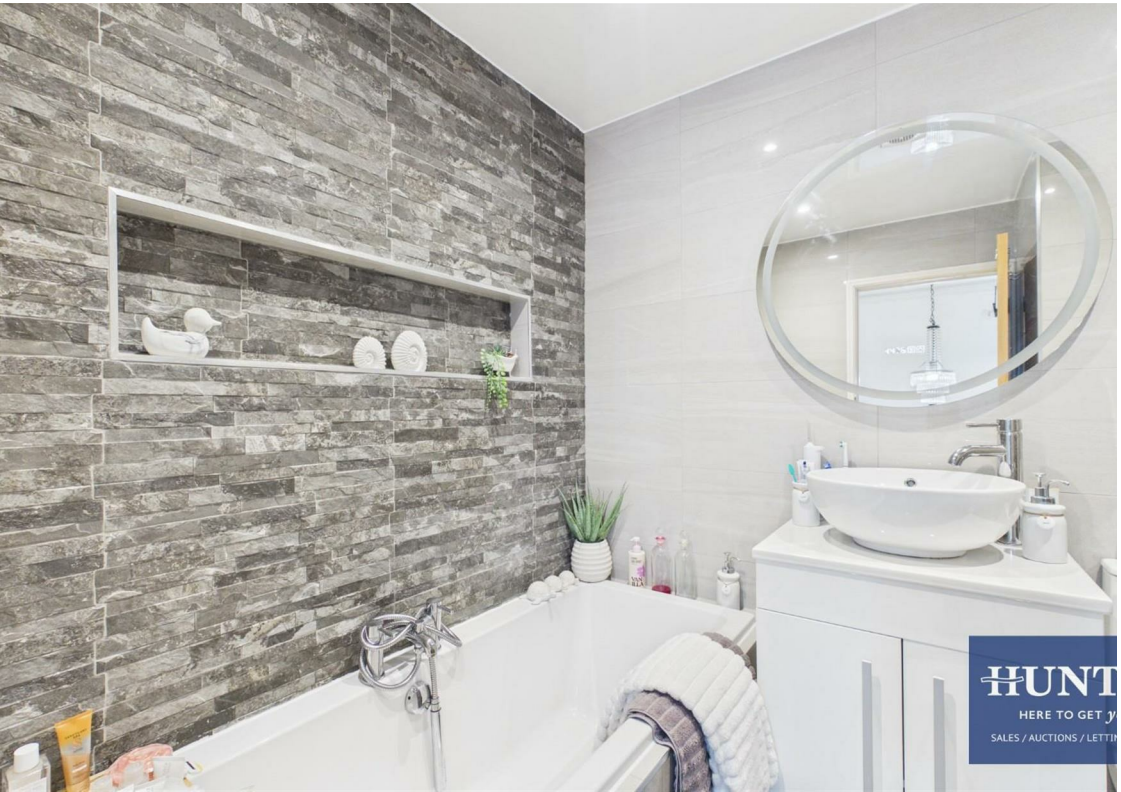

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