



Shannon Close, Fulford Grange, Sunderland, SR5

HUNTERS[®]

HERE TO GET *you* THERE

Shannon Close, Fulford Grange, Sunderland, SR5

Offers In The Region Of £168,000

* 2 BEDROOM * FREEHOLD * DRIVEWAY * LARGE GARDEN * FULFORD GRANGE * SR5 *

New to the market: a beautifully presented two-bedroom semi-detached house, ideally positioned within a quiet cul-de-sac in a sought-after area of Sunderland.

The property is approached via a front garden and driveway, with side access leading through to an impressive rear garden. The garden features a generous lawn and a large decked seating area, providing an excellent space for outdoor dining, entertaining or family use.

Inside, the ground floor offers a spacious reception room which has been tastefully decorated and provides a comfortable space to relax. This leads through to a modern kitchen/dining room, fitted with solid wood worktops, a gas hob and waste disposal unit, with ample room for a dining table.

Upstairs, there are two bedrooms and a contemporary family bathroom. The main bedroom features a wood-panelled wall and large windows which allow plenty of natural light, while the second bedroom benefits from useful built-in over-stairs storage. The modern bathroom is fully tiled and fitted with a white suite and heated towel rail.

Shannon Close is well placed for a range of local amenities, with shops, supermarkets and everyday services all within easy reach. The area also offers access to several well-regarded schools, while nearby parks and green spaces provide opportunities for walking and recreation.

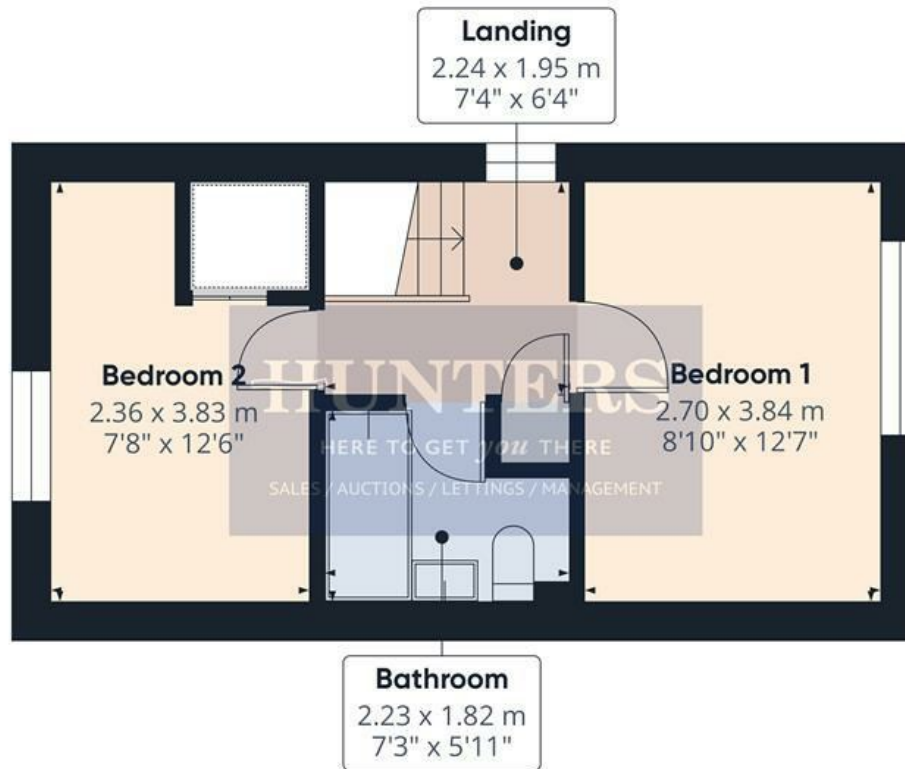
For commuters, there is convenient access to the A19, providing links across the region, while Sunderland city centre is only a short drive away and offers a wider range of shopping, leisure and cultural facilities, together with mainline rail connections.

This is a well-presented home offering comfortable accommodation, an impressive rear garden and a convenient setting.

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



Floor 0



Floor 1

Approximate total area⁽¹⁾

55.5 m²

597 ft²

Reduced headroom

1 m²

11 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.

GIRAFFE360



Entry
3'4" x 4'0"

Living Room
15'2" x 12'8"

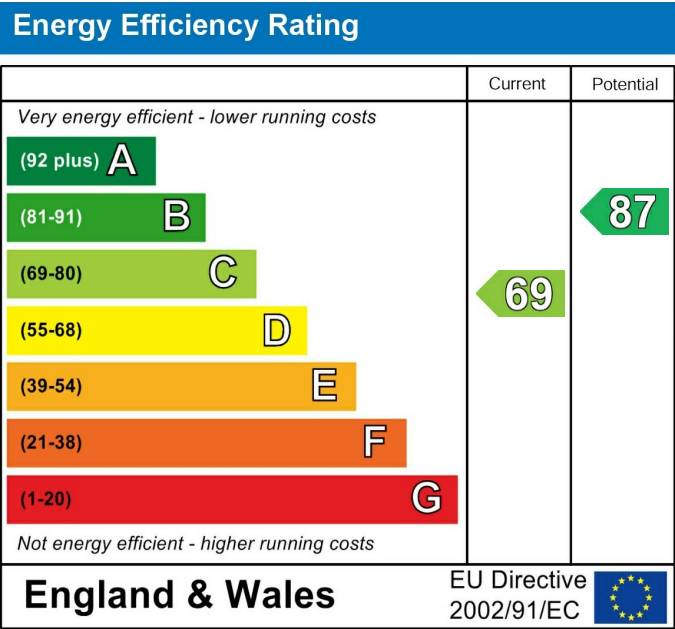
Kitchen/Dining Room
8'10" x 12'6"

Landing
7'4" x 6'4"

Bedroom 1
8'9" x 12'7"

Bedroom 2
7'8" x 12'6"

Bathroom
7'3" x 5'11"



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.

