



Montague Street, Fulwell, SR6

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# Montague Street, Fulwell, SR6

## Offers In The Region Of £139,950

\* 1 BEDROOM \* FREEHOLD \* END TERRACE COTTAGE \* LOFT ROOMS \* UPSTAIRS WC \* OUTBUILDING \* COUNCIL TAX BAND A \* EPC RATING D \*

New to the market, this one-bedroom end-terrace house in Sunderland offers a practical layout and useful additional space, making it an appealing option for first-time buyers or those seeking a home with flexible accommodation.

The ground floor features a spacious kitchen and a bright reception room with large windows that allow plenty of natural light to flow through the space. High ceilings throughout this level enhance the sense of openness, while the stylish bathroom is fully tiled and fitted with built-in storage and a walk-in shower. The generous master bedroom is also located on the ground floor, providing comfortable and convenient accommodation.

In addition, there are two loft rooms, both with Velux windows and a separate WC, offering versatile space that could be used for a home office, hobby room, dressing area or storage, subject to individual requirements.

Externally, the property benefits from an impressive outbuilding currently used as a gym. Complete with a solid flat roof, electrics and carpeting, this versatile garden room could also suit home working, fitness or a range of other uses.

The property is well presented throughout and is conveniently situated close to local amenities, schools and green spaces. Sunderland's coastline, including Roker and Seaburn beaches, is within easy reach, offering scenic coastal walks, cafés and leisure facilities.

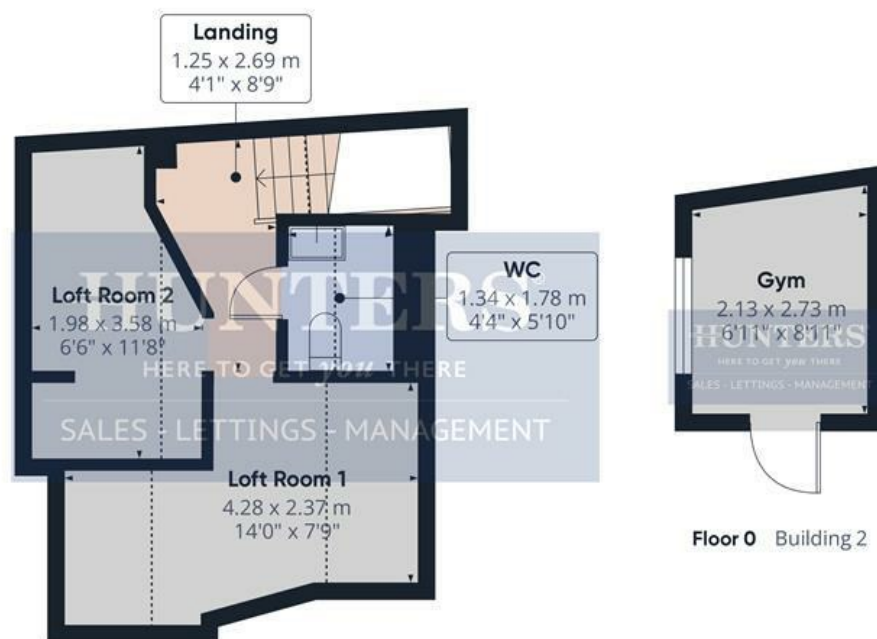
This is a well-maintained home that combines comfortable living space with valuable additional rooms and a useful detached garden building, creating a property with broad appeal and plenty of flexibility.

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Floor 0 Building 1



Floor 0 Building 2

Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

80 m<sup>2</sup>  
862 ft<sup>2</sup>

**Reduced headroom**

10.6 m<sup>2</sup>  
114 ft<sup>2</sup>

(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.

**Entry**  
3'0" x 3'4"

**Hallway**  
7'10" x 3'4"

**Bedroom**  
11'5" x 14'4"

**Living Room**  
12'2" x 18'8"

**Kitchen**  
11'8" x 10'1"

**Hallway**  
2'9" x 5'4"

**Bathroom**  
7'0" x 5'4"

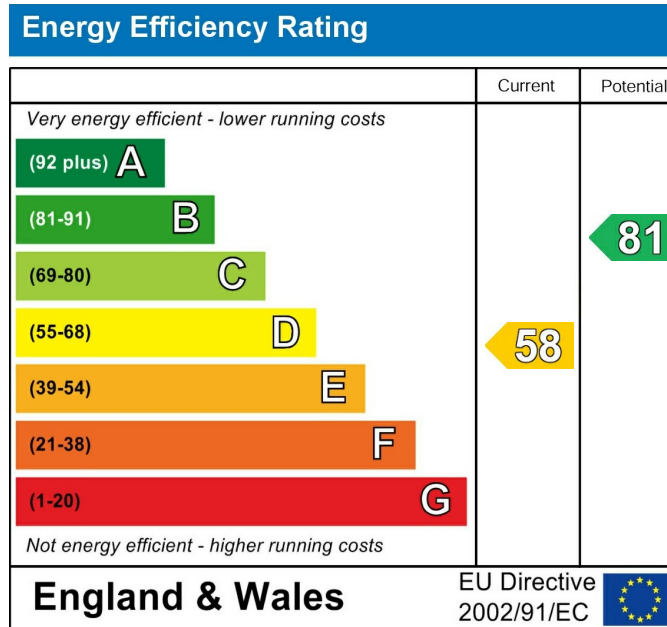
**Landing**  
4'1" x 8'9"

**Loft Room 1**  
14'0" x 7'9"

**Loft Room 2**  
6'5" x 11'8"

**WC**  
4'4" x 5'10"

**Gym**  
6'11" x 8'11"



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.





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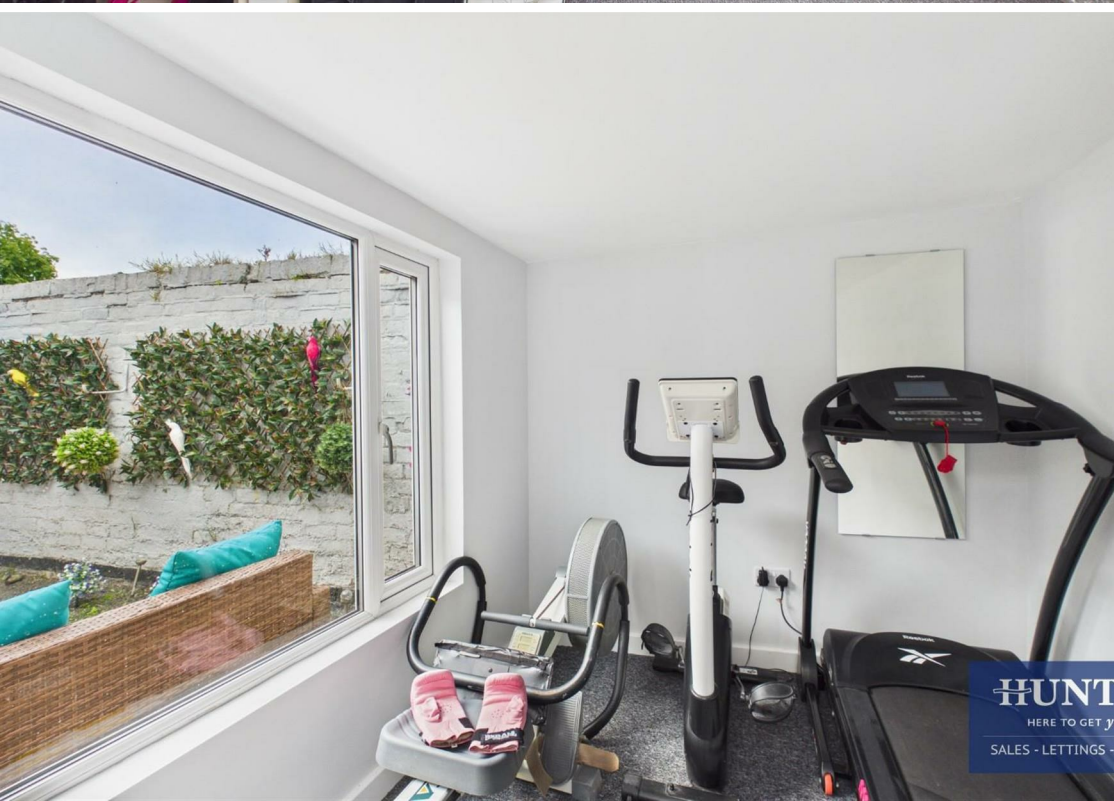
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