



Rosedale Terrace, Fulwell, Sunderland, SR6

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Rosedale Terrace, Fulwell, Sunderland, SR6

Offers In The Region Of £179,950

*3 BEDROOM * 2 RECEPTION ROOMS * TERRACED * FREEHOLD * DOUBLE GARAGE * FULWELL *

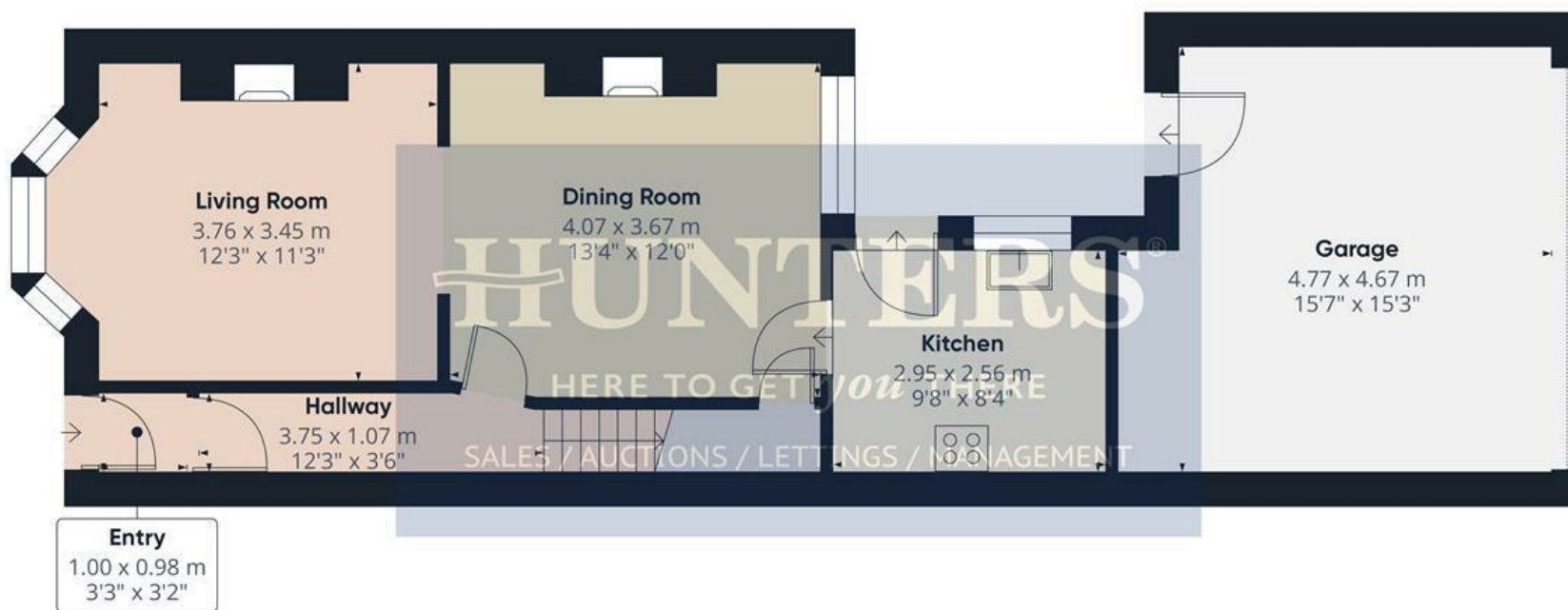
For sale: a well-presented three-bedroom terraced house in the sought-after Fulwell area of Sunderland, ideally positioned for local amenities, well-regarded schools and the coast.

The ground floor provides a good balance of living and entertaining space, with two reception rooms, each retaining its own fireplace. The main living room is particularly bright, with large bay windows and a gas fire, while the dining room features generous windows, useful under-stairs storage and a natural flow through to the kitchen. The well-laid-out modern kitchen is fitted with an integrated fridge and freezer and a gas hob, with a door leading directly out to the rear yard and on to the large double garage, providing valuable secure parking. Tiled flooring runs throughout the ground floor.

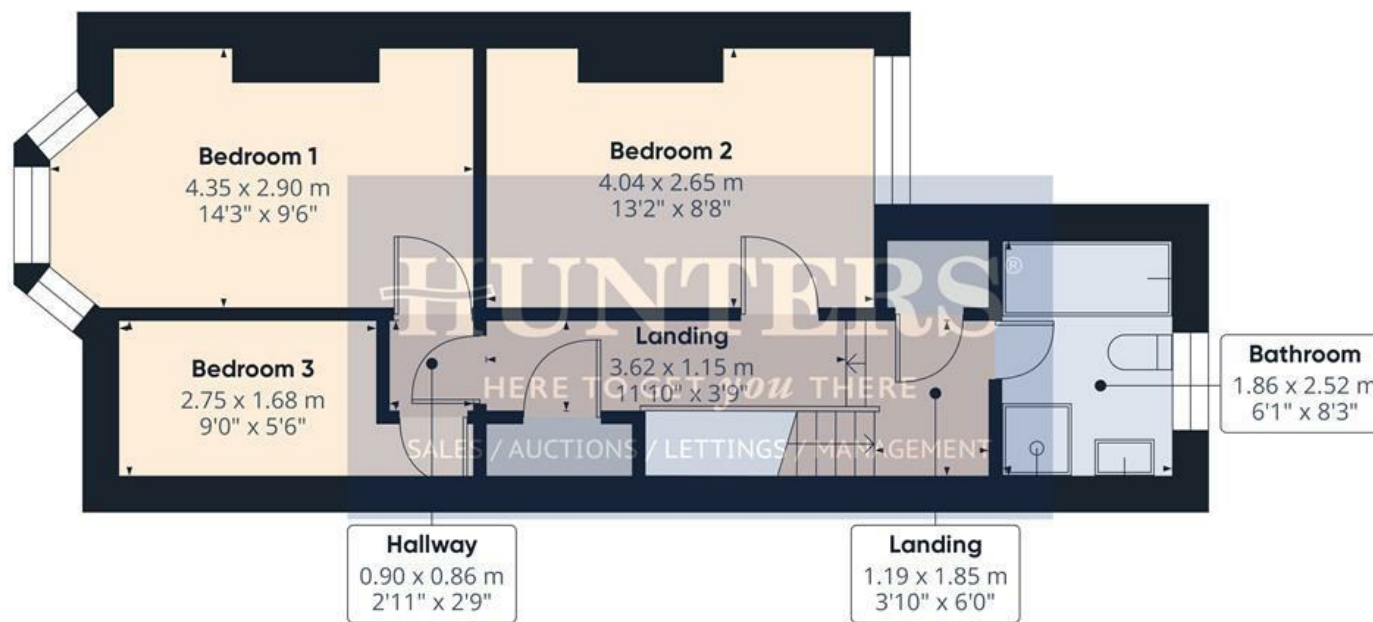
Upstairs, the master bedroom is a spacious and naturally bright room, benefiting from large bay windows, while the second bedroom provides a comfortable double bedroom. The third bedroom is a single room, offering flexibility to be used as a home office if required. The landing also provides a number of useful storage cupboards. Completing the accommodation is a contemporary bathroom, thoughtfully arranged with both a separate bath and shower cubicle, along with a heated towel rail and modern vertical radiator.

The property is ideally placed for the amenities of Sea Road, where a range of shops, cafés and everyday conveniences can be found, while the coastline is also close by. Seaburn Metro station is within easy reach, providing regular services towards Sunderland city centre and Newcastle. The nearby seafronts at Seaburn and Roker offer a variety of coastal walks, cafés and leisure facilities, making this a well-connected home in a popular coastal location.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

104.5 m²

1127 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



Entry
3'3" x 3'2"

Hallway
12'3" x 3'6"

Living Room
12'4" x 11'3"

Dining Room
13'4" x 12'0"

Kitchen
9'4" x 8'4"

Landing
3'10" x 6'0"

Landing
11'10" x 3'9"

Hallway
2'11" x 2'9"

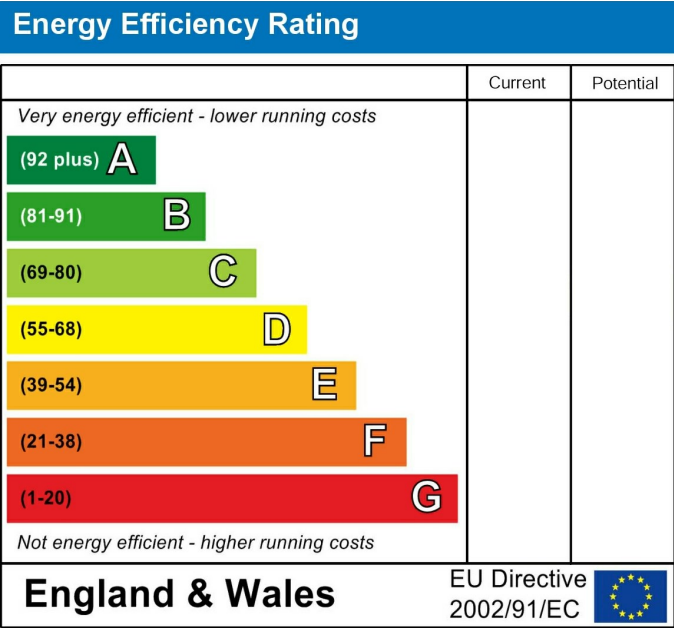
Bedroom 1
14'3" x 9'6"

Bedroom 2
13'3" x 8'8"

Bedroom 3
9'0" x 5'6"

Bathroom
6'1" x 8'3"

Garage
15'7" x 15'3"



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.



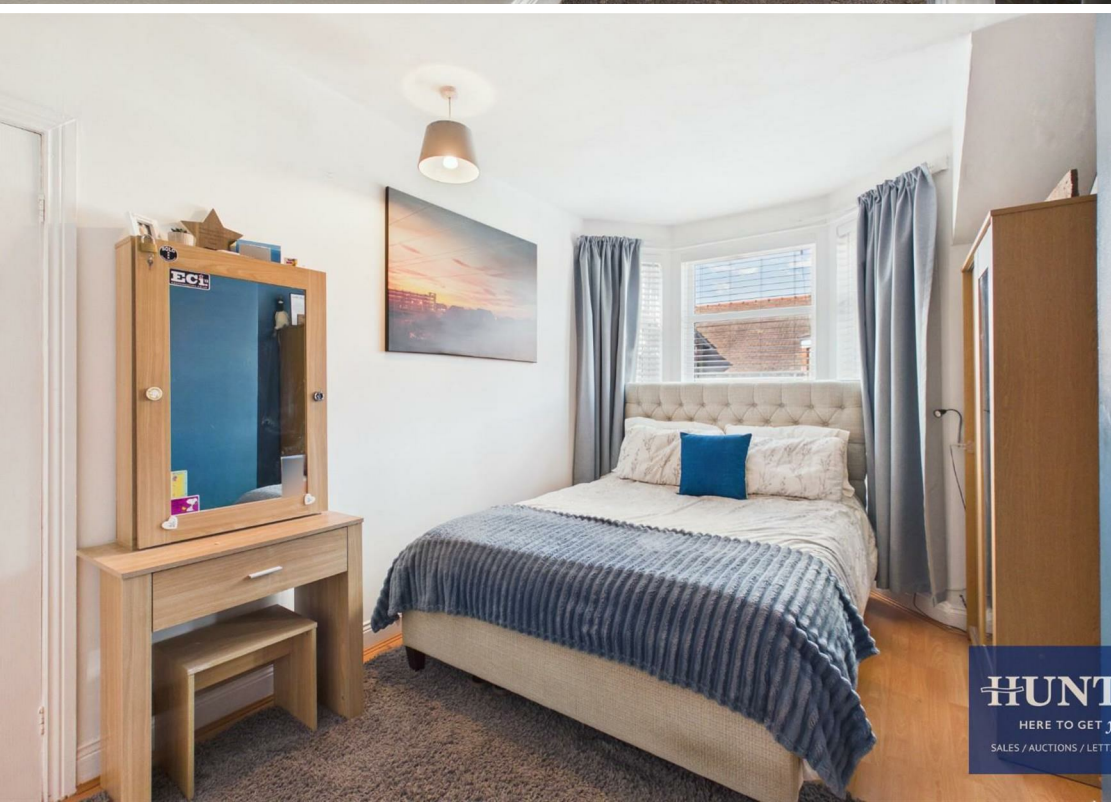




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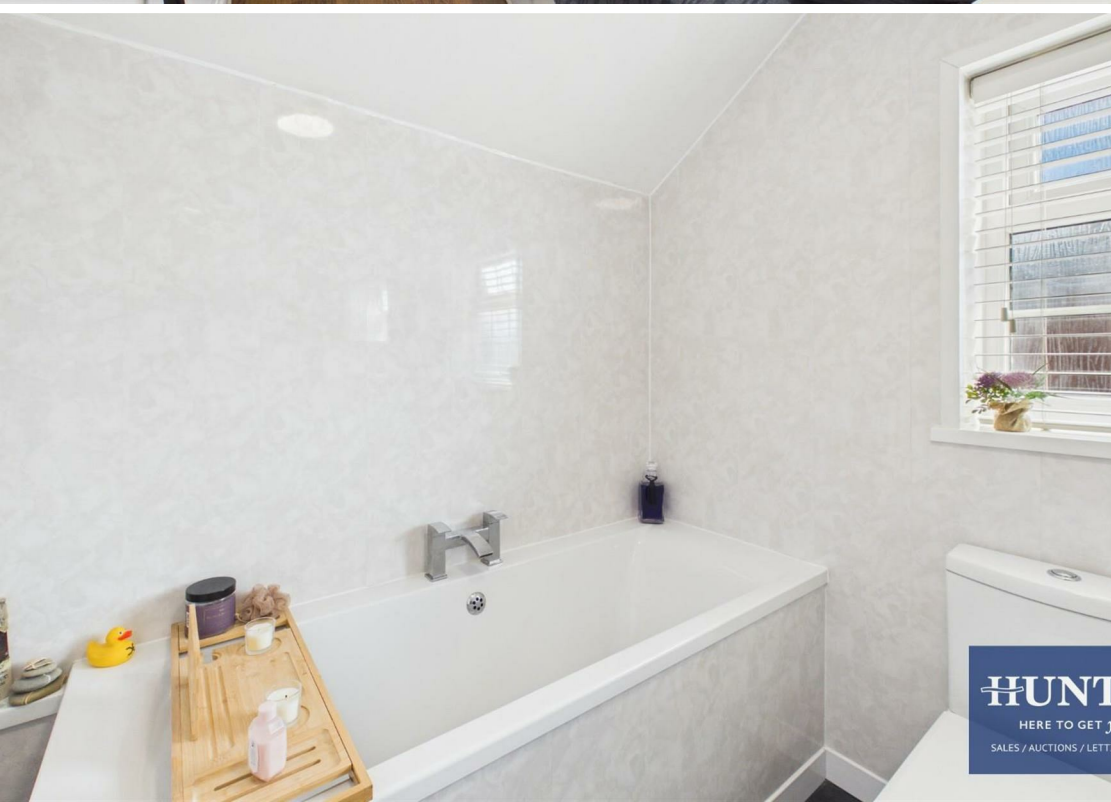
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