



Laws Street, Fulwell, SR6

**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

Laws Street, Fulwell, SR6

£135,000

\* 1 BEDROOM \* COTTAGE \* FREEHOLD \* COUNCIL TAX BAND A \* EPC RATING D \* NO ONWARD CHAIN \*

For sale: this one-bedroom terraced cottage-style house in Sunderland offers a comfortable, practical layout and a convenient setting for everyday living. Presented in good condition, the property may appeal to first-time buyers, downsizers or investors seeking a manageable home in an established residential area.

Inside, the reception room provides a welcoming living space, featuring a fireplace as a focal point and French doors that open directly onto the rear yard. The kitchen benefits from a breakfast area and a Velux window, bringing additional natural light into the space. The bedroom includes built-in wardrobes and large windows, creating a bright and functional room. The bathroom is fitted with a bath, separate shower and heated towel rail, offering practicality for day-to-day living.

Situated in Sunderland's coastal north, the property is well placed for a range of local amenities including shops, cafés and everyday services, while nearby schools add further convenience. Roker and Seaburn seafronts are within easy reach, providing access to beaches, coastal walks and open green spaces.

Combining compact accommodation with a practical layout and a convenient location, this property offers an excellent opportunity for buyers looking for an easy-to-maintain home or a potential investment purchase.

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**Approximate total area<sup>(1)</sup>**  
52.7 m<sup>2</sup>  
567 ft<sup>2</sup>

(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



Hallway

3'2" x 12'0"

Bedroom

12'5" x 12'3"

Living Room

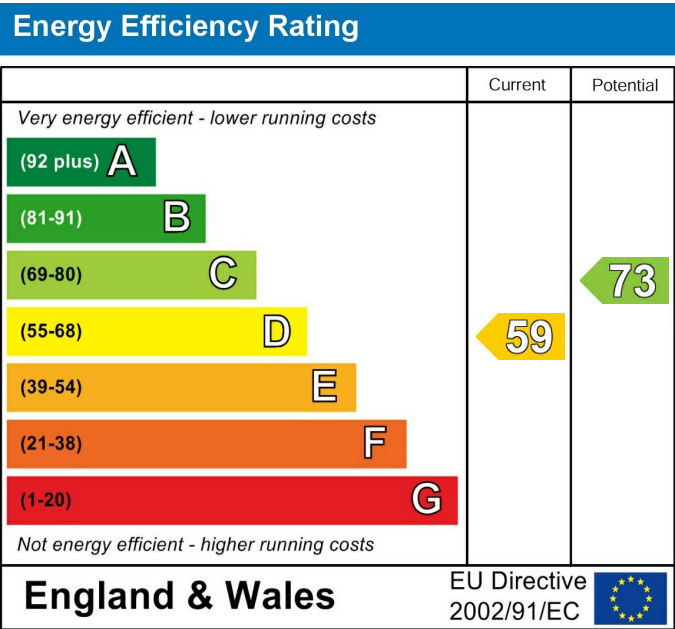
15'11" x 12'11"

Kitchen

6'11" x 16'3"

Bathroom

6'8" x 8'7"



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.



