



Newcastle Road, Fulwell, Sunderland, SR5

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# Newcastle Road, Fulwell, Sunderland, SR5

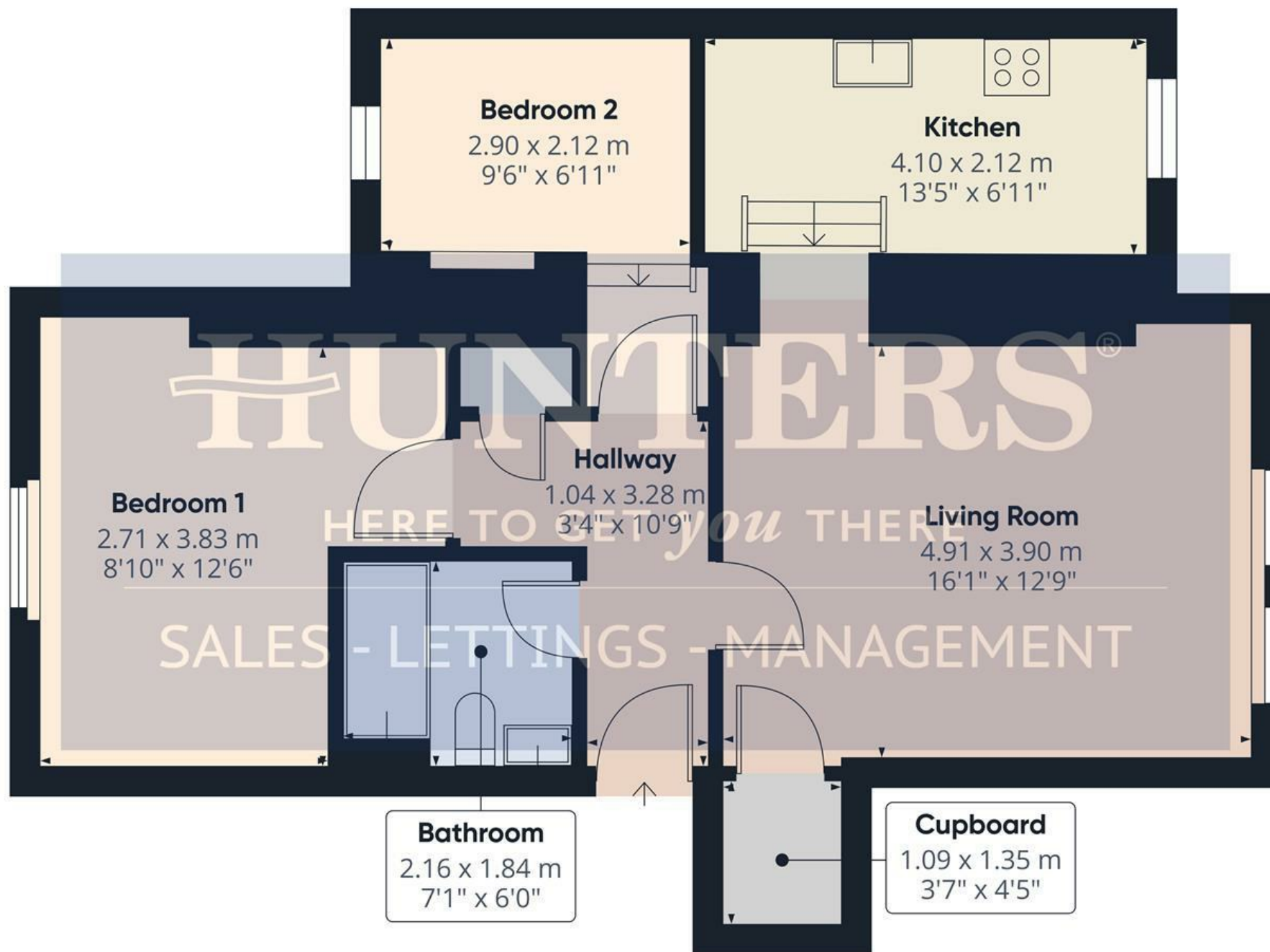
## Asking Price £124,950

Situated on Newcastle Road in Sunderland, this charming first floor flat presents an excellent opportunity for those seeking a comfortable and inviting home. The property features a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings in. With two bedrooms, there is ample room for relaxation and personal space, making it ideal for small families, couples, or individuals.

The house also includes a well-appointed bathroom, ensuring convenience and comfort for all residents. The layout of the property is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

Situated in a desirable area, this home benefits from easy access to local amenities, schools, and transport links, making it a practical choice for everyday living. Whether you are looking to settle down or invest in a property with great potential, this house on Newcastle Road is certainly worth considering. With its appealing features and prime location, it offers a wonderful opportunity to create lasting memories in a delightful setting.

The flat comes with an allocated parking bay and visitor parking bay.

Approximate total area<sup>(1)</sup>60 m<sup>2</sup>647 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.

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### Hallway

3'4" x 10'9"

The hallway provides access to the main living areas and bedrooms, featuring light walls and wood flooring consistent with the rest of the home. It offers a practical entryway that welcomes you in and smoothly connects the different parts of the property.

### Living Room

16'1" x 12'9"

This spacious living room is filled with natural light from large windows, creating a bright and welcoming atmosphere. The room features warm wooden flooring and a neutral palette, making it easy to personalise. The open plan design connects seamlessly to the kitchen, enhancing the sense of space and flow throughout the home.

### Kitchen

13'5" x 6'11"

The kitchen offers a sleek and modern feel with light wood cabinetry and black countertops that provide a stylish contrast. It is well-equipped with built-in appliances including an oven and hob, and ample storage space is available both above and below the work surfaces. A large window allows plenty of daylight to brighten the space, making it a pleasant area for cooking and meal preparation.

### Bathroom

7'1" x 6'0"

This bathroom is fitted with a contemporary white suite comprising a curved bath with overhead shower, a pedestal wash basin and a close-coupled WC. The walls are tiled in clean white mosaic and the room is illuminated by recessed ceiling lights, creating a fresh and bright environment.

### Bedroom 1

8'10" x 12'6"


Bedroom 1 is a generous double room featuring a large sash window that floods the space with natural light. The room has a calm and airy feel with white walls and warm wooden flooring. There is ample space for bedroom furniture and it offers a peaceful retreat with views over neighbouring rooftops.

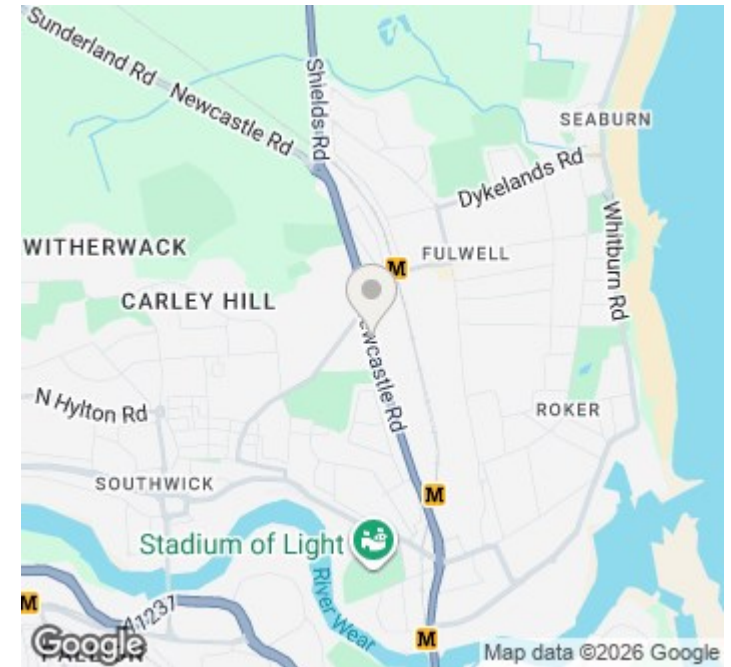
### Bedroom 2

9'6" x 6'11"

Bedroom 2 is a cosy single room with a bright and airy feel thanks to a tall window that brings in natural light. The light wood flooring and white walls maintain a fresh and simple backdrop, perfect for personalising. The room is well sized for a single bed and essential furniture, making it a flexible space for guests or work-from-home needs.

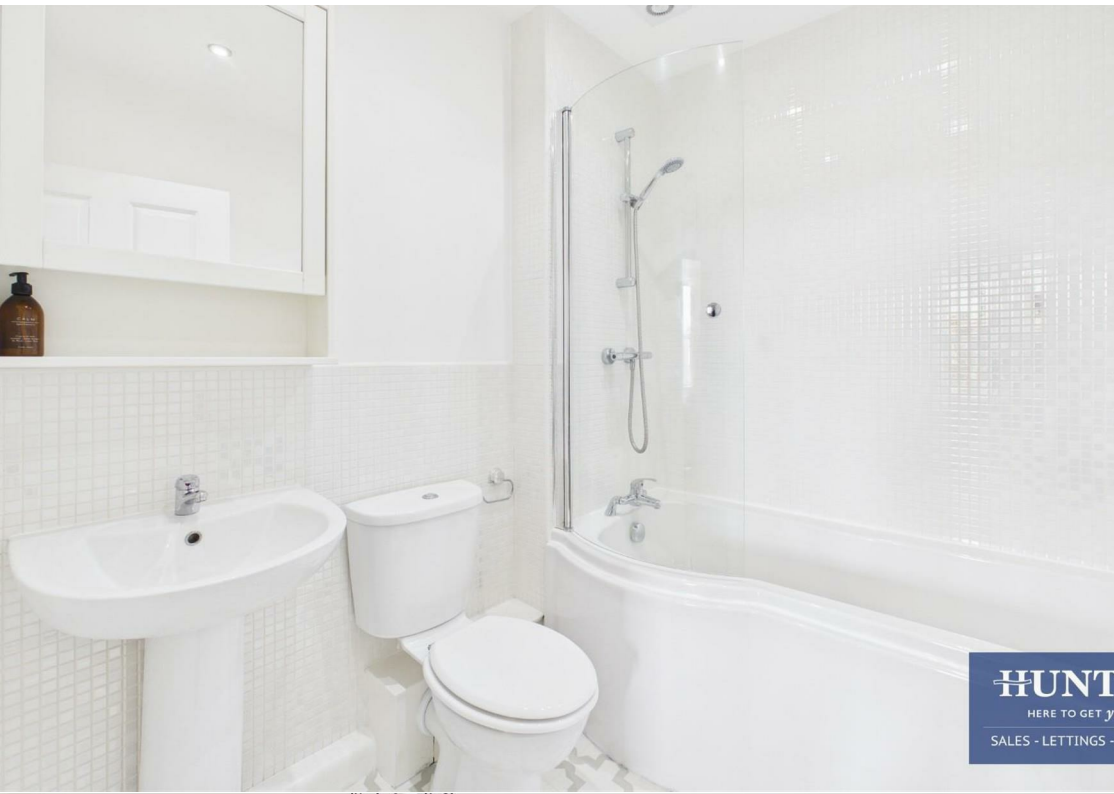
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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