



Annie Street, Fulwell, SR6

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# Annie Street, Fulwell, SR6

£179,950

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS \* END TERRACE \* 2 BEDROOM \* FREEHOLD \* COUNCIL TAX BAND A \* EPC RATING D \*

Situated in the charming Annie Street in Sunderland, this delightful end-terrace house offers a perfect blend of character and modern living. The property retains a sense of history while providing a comfortable and inviting atmosphere for its residents.

Spanning an area of 654 square feet, this home features a well-proportioned reception room that serves as an ideal space for relaxation or entertaining guests. The two bedrooms are thoughtfully designed, providing ample space for rest and personalisation, making it suitable for a small family or professionals seeking a cosy retreat.

The property includes a well-appointed bathroom, ensuring convenience and comfort for daily routines. The end-terrace position allows for additional natural light to flood the living spaces, creating a warm and welcoming environment.

Situated in a vibrant community, this home is conveniently located near local amenities, schools, and transport links, making it an excellent choice for those looking to enjoy the best of Sunderland living. Whether you are a first-time buyer or seeking a rental opportunity, this charming house on Annie Street presents a wonderful chance to embrace a delightful lifestyle in a sought-after area.

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

60.8 m<sup>2</sup>  
654 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

4'1" x 12'0"

A welcoming hallway offers access to the main living areas and bedrooms, featuring neutral walls and wood-effect flooring that create a light and airy feel.

### Living Room / Dining Room

9'1" x 19'7"

This bright and spacious living room benefits from a large bay window that floods the room with natural light. The neutral décor and wooden flooring provide a warm and inviting atmosphere, complemented by built-in shelving and a central fireplace. There is ample space for seating and a dining area, with French doors leading out to the rear garden, enhancing indoor-outdoor living.

### Kitchen

13'0" x 5'10"

The kitchen is modern and sleek with plenty of white cabinetry that maximises storage and creates a clean look. Work surfaces run along both sides, incorporating an inset sink and integrated appliances including an electric hob with extractor hood. The space is bright thanks to a window overlooking the rear, with wood-effect flooring continuing throughout for a cohesive look.

### Bedroom 1

11'10" x 10'5"

The main bedroom features a charming bay window seat, perfect for relaxing whilst enjoying natural light. Built-in wardrobes provide ample storage, and the room is carpeted in a soft neutral shade, creating a cosy and restful environment. The fresh, light décor complements the peaceful atmosphere of this comfortable bedroom.

### Bedroom 2

11'11" x 6'10"

A smaller second bedroom offers a quiet space that could be used as a guest room or study. It features a window to the exterior and is decorated with neutral tones and carpet flooring for comfort.

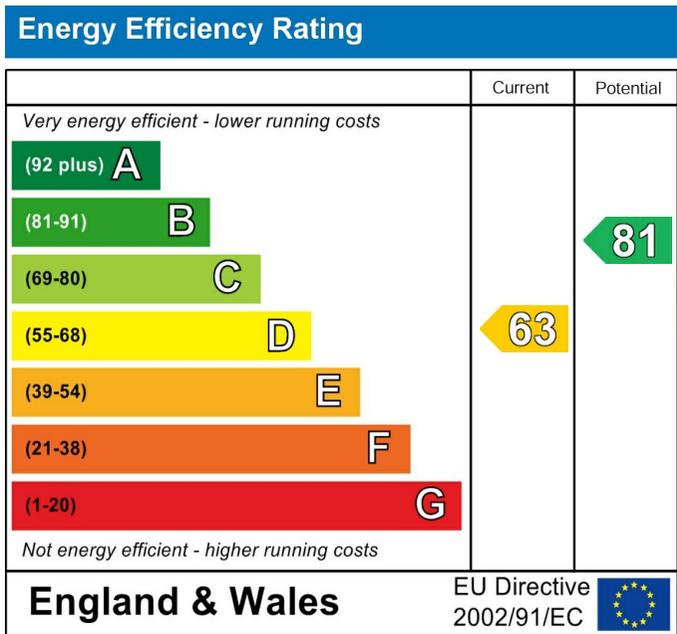
### Bathroom

9'1" x 5'10"

The bathroom is contemporary and bright with white tiled walls and patterned floor tiles. It includes a bath with a shower above, a separate shower cubicle, a modern basin with storage beneath, and a toilet. A window allows natural light to enter, maintaining the fresh and clean feel of the room.

### Rear Garden

The rear yard is a low-maintenance space, mostly paved with a small seating area ideal for outdoor dining or relaxing. It is enclosed by brick walls providing privacy, with external access via a door from the house and a gate leading out.



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.





