

Newbury Street, Fulwell, Sunderland, SR5

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Newbury Street, Fulwell, Sunderland, SR5

Asking Price £180,000

* 3 BEDROOM * 2 BATHROOMS * TERRACED COTTAGE * NO ONWARD CHAIN * FREEHOLD *

For sale is this well-presented three-bedroom terraced cottage in the popular Fulwell area of Sunderland. The property combines period character with a practical and well-planned layout arranged over two levels and is offered with no onward chain.

A generous entrance hallway with high ceilings provides access to the ground floor accommodation and leads to the spacious master bedroom, which features a large bay window, built-in wardrobes and decorative coving. The rear living room offers an impressive fireplace with fitted storage to either side, additional understairs storage and an attractive staircase leading to the first floor.

The contemporary kitchen/dining room forms a real focal point of the home, with ample cupboard space, room for an American-style fridge/freezer and a gas hob. Patio doors open directly onto the rear yard, which benefits from an electric roller shutter and currently houses a shed, which could easily be removed to create convenient off-street parking.

Completing the ground floor is a fully tiled bathroom with modern built-in storage, heated towel rail and a bath with electric shower. The staircase within the living room leads to the first floor, where there are two further bedrooms, one of which benefits from useful built-in storage, along with a second bathroom fitted with a walk-in shower and heated towel rail.

Newbury Street is well placed for Fulwell's local shops, cafés and everyday amenities, with Seaburn seafront and Roker Park also within easy reach. Nearby Seaburn and Stadium of Light Metro stations provide direct services to Sunderland city centre and Newcastle, while local bus routes run along Newcastle Road. There are several well-regarded schools in the surrounding area, together with convenient road links to the A19 for commuters.

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Floor 0



Floor 1

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Approximate total area(1)

101.2 m²

1091 ft²

Reduced headroom

5.7 m²

61 ft²

(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.

GIRAFFE360

Entry
4'7" x 3'0"

Hallway
4'7" x 12'5"

Bedroom 1
12'8" x 12'3"

Living Room
17'1" x 4'4"

Hallway
5'1" x 3'6"

Kitchen/Dining Room
8'2" x 19'5"

Hallway
3'3" x 3'1"

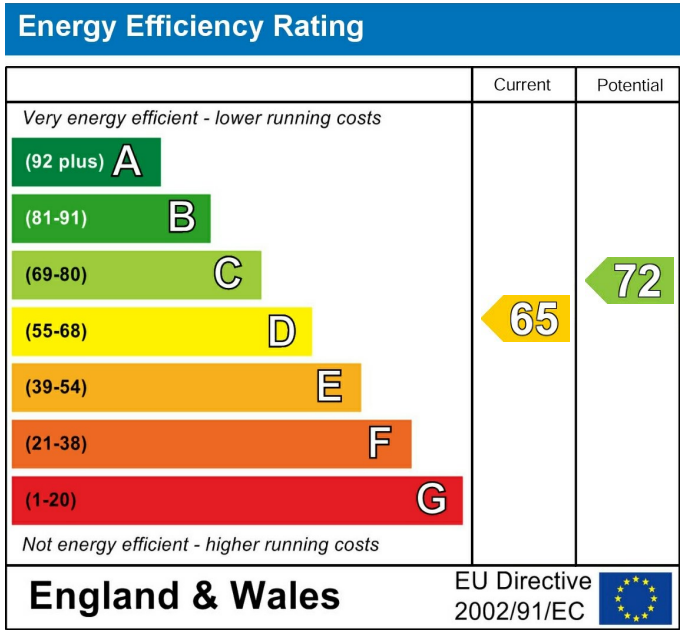
Bathroom
7'5" x 7'0"

Landing
7'8" x 2'9"

Bedroom 2
10'5" x 11'8"

Bedroom 3
15'2" x 7'10"

Bathroom
4'1" 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.


































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