



Alston Crescent, Fulwell, SR6

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Alston Crescent, Fulwell, SR6

Offers In The Region Of £229,950

* 3 BEDROOM * SEMI DETACHED * FREEHOLD * FULWELL * DRIVEWAY * GARAGE * COUNCIL TAX BAND C * EPC RATING D *

For sale, a 3-bedroom semi-detached house in a sought-after residential area of Fulwell, set on a corner plot with both front and rear gardens, driveway and single garage.

Inside, the main reception room offers a combined living/dining space with a fireplace and dual-aspect windows, bringing in plenty of natural light. A practical kitchen includes understairs storage and direct access to the rear garden, ideal for day-to-day family living. There is also a separate sunroom with under floor heating, with doors opening to the garden, providing an extra reception space to relax or entertain.

The property also benefits from a brand new boiler fitted in March 2026 providing peace of mind.

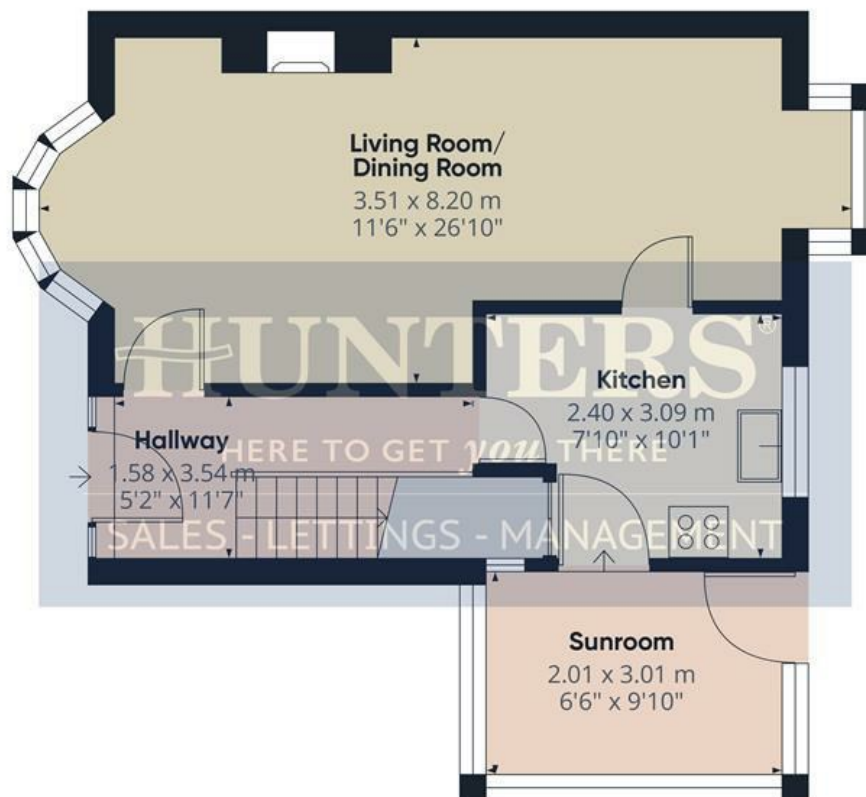
The stair case has had the spindles removed and stylish glass panels fitted improving the aesthetics of the hallway. Upstairs, the master bedroom features built-in wardrobes and large windows. A further double bedroom and a single bedroom, which could also work well as a home office, complete the sleeping accommodation. The bathroom is fully tiled and includes a bath and heated towel rail. The property also benefits from a Nuaire positive ventilation system which introduces fresh filtered air into the home helping to dramatically reduce condensation and mould growth.

Outside, the corner plot provides gardens to the front and rear, along with a driveway leading to the garage, offering convenient parking. The rear garden features an outside tap for convenience.

The property is well placed for local amenities in the wider Fulwell/Seaburn area, including shops, cafés and everyday services. Local schools are within easy reach, making this location suitable for families. Nearby parks and the coastline around Seaburn and Roker offer pleasant green and seafront spaces for walking and leisure.

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Floor 0



Floor 1



Approximate total area⁽¹⁾
 77.1 m²
 830 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.

Hallway

5'2" x 11'7"

Living/Dining Room

11'6" x 26'10"

Kitchen

7'10" x 10'1"

Sunroom

6'7" x 9'10"

Landing

3'10" x 7'2"

Bedroom 1

8'3" x 14'6"

Bedroom 2


10'2" x 9'10"

Bedroom 3

6'9" x 8'11"

Bathroom

6'9" x 5'5"

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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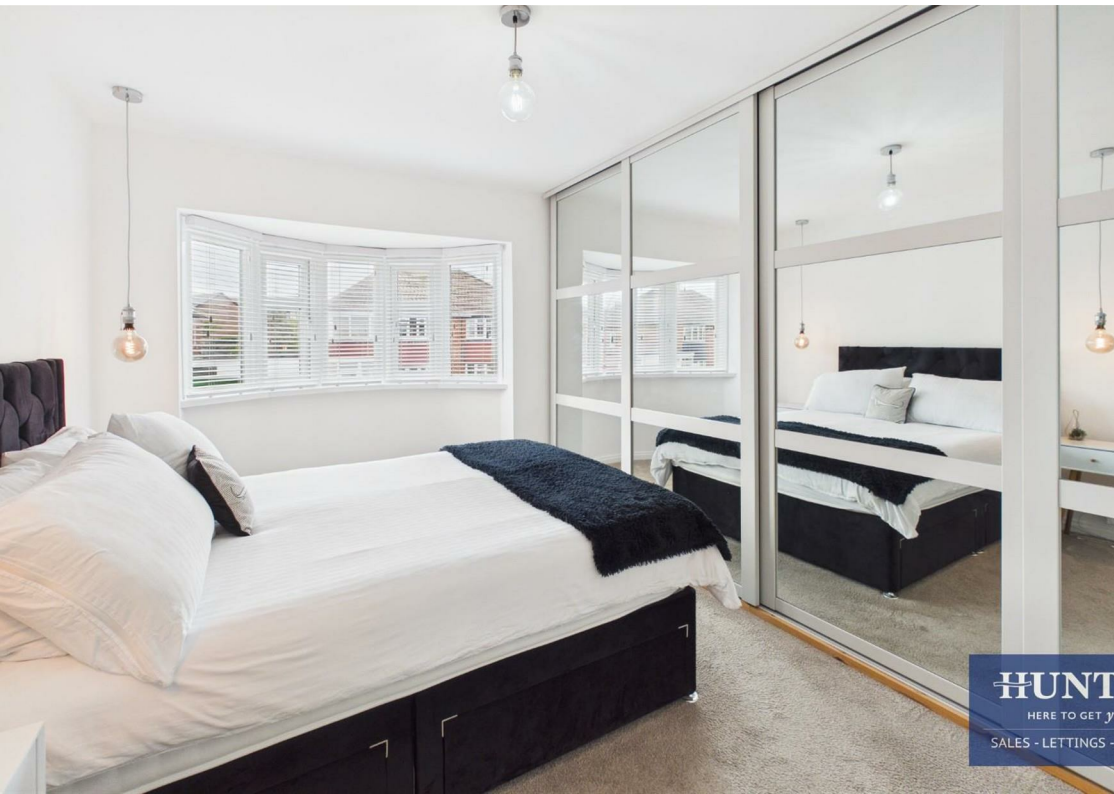




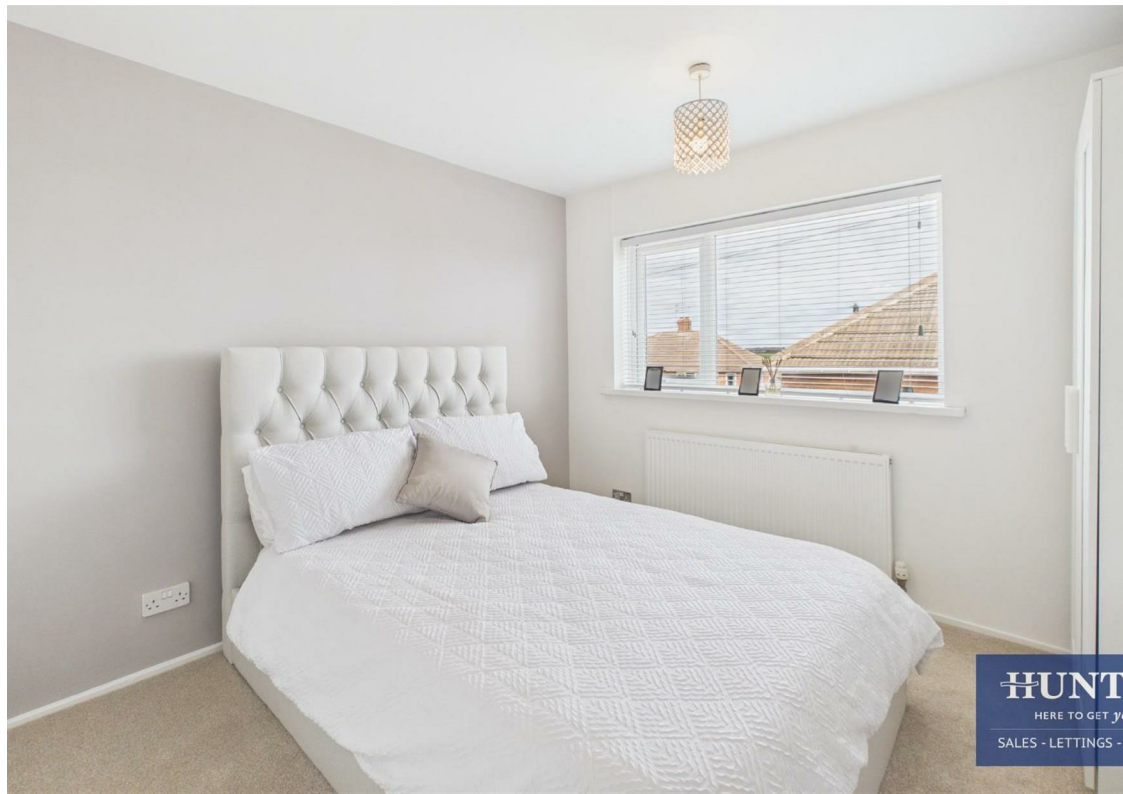
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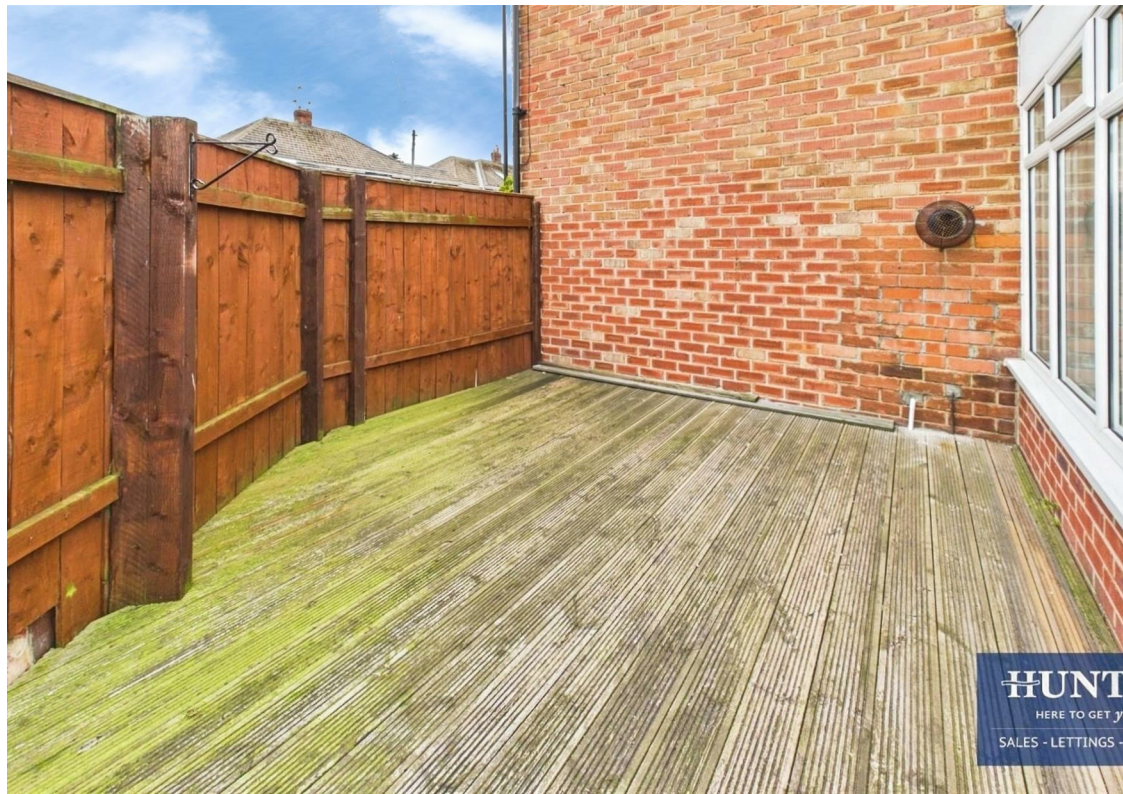
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