



Dent Street, Fulwell, SR6

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# Dent Street, Fulwell, SR6

£165,000

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

This terraced house is offered for sale in the popular Fulwell area of Sunderland, close to Sea Road and the sea front. The property provides two bedrooms, two reception rooms, one bathroom and one kitchen, presented in excellent condition throughout.

To the front, the main living room features large windows, a fireplace with log burning stove, and built-in LED-lit cabinets. It leads naturally into an open-plan living/dining space, providing flexibility for seating and dining arrangements. The dining room offers access to the rear yard, useful under-stairs storage and additional built-in cabinets.

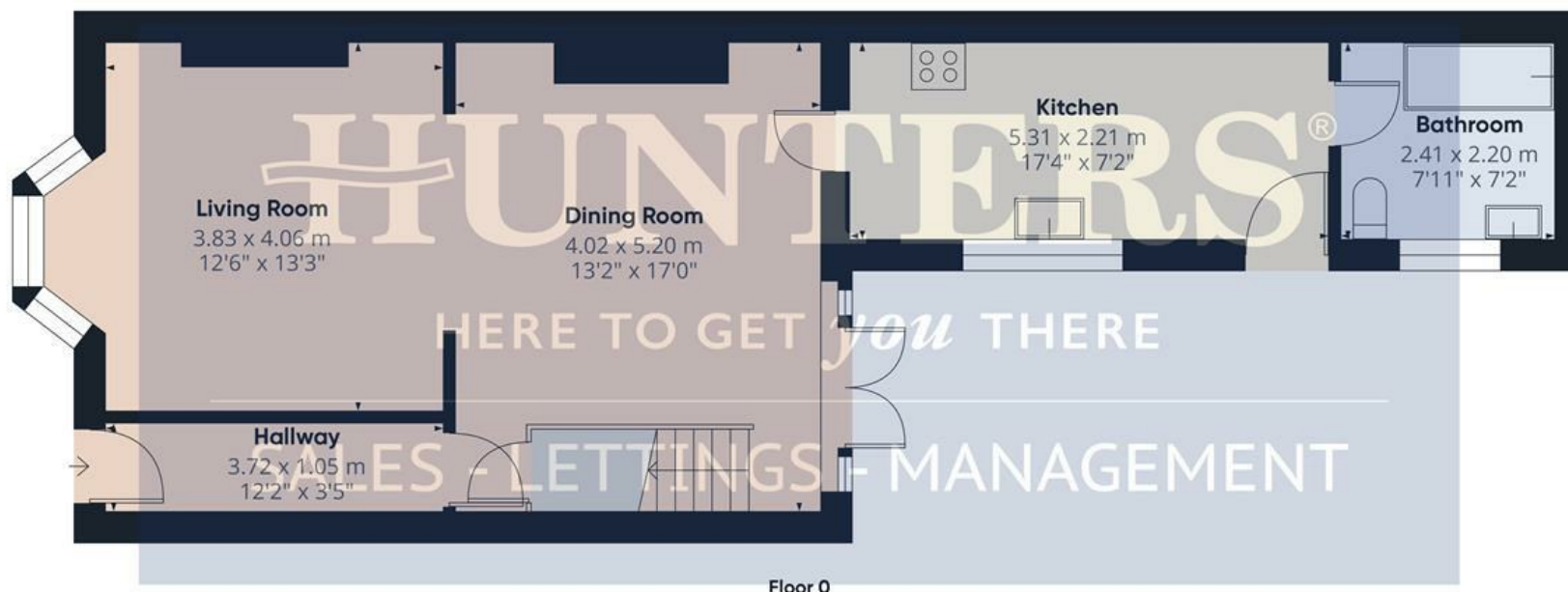
The kitchen benefits from a raised ceiling, Velux windows and good natural light, complemented by sleek modern units and generous storage. The bathroom is fully tiled with a modern finish and includes a heated towel rail.

Upstairs, the master bedroom includes built-in wardrobes, while the second bedroom is a double, also with built-in wardrobes, offering practical fitted storage.

The location places the property within easy reach of Sea Road's local shops, cafés and everyday amenities, as well as the seafront at Roker and Seaburn, known for their promenades, beaches and coastal walks. Nearby schools serve the area, making the house suitable for families and a wide range of buyers.

Overall, this two-bedroom terraced house combines well-planned accommodation, modern fittings and a coastal location close to local amenities and transport.

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

85.6 m<sup>2</sup>  
 922 ft<sup>2</sup>

**Reduced headroom**

5.1 m<sup>2</sup>  
 55 ft<sup>2</sup>

(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

**Hallway**

12'2" x 3'5"

**Living Room**

12'6" x 13'3"

**Dining Room**

13'2" x 17'0"

**Kitchen**

17'5" x 7'3"

**Bathroom**

7'10" x 7'2"

**Landing**

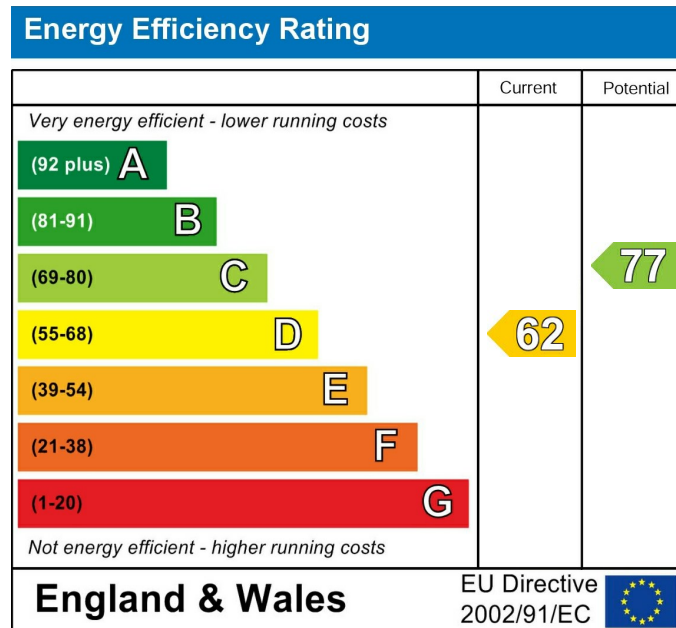
2'11" x 2'11"

**Bedroom 1**

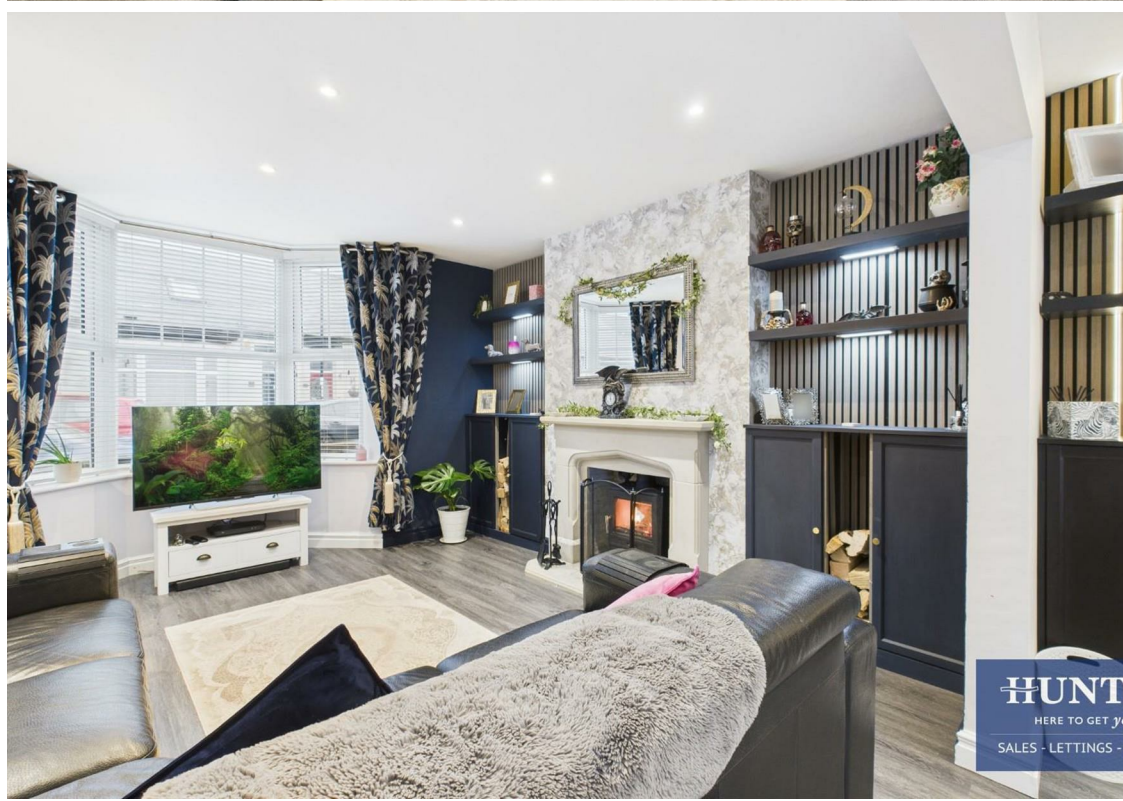
11'10" x 10'0"

**Bedroom 2**

8'3" x 15'3"



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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