



Lawson Crescent, Fulwell, Sunderland, SR6 8HX

Offers In The Region Of £197,000



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DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * SEMI DETACHED *
TWO BEDROOMS * DRIVEWAY * GARDEN * COUNCIL TAX BAND - B *
EPC - TBC *

This charming semi-detached house offers a delightful living experience, ideal for small families, couples, or individuals seeking a cosy and comfortable home. The property features two well-proportioned bedrooms, with the master bedroom enjoying the added benefit of double aspect windows that fill the space with natural light.

The spacious reception room creates a warm and welcoming atmosphere, perfect for unwinding or entertaining. It flows effortlessly into the inviting family kitchen diner, providing an ideal setting for both everyday living and social occasions. The well-considered layout makes excellent use of space and natural light, ensuring a bright and airy feel throughout the home.

Outside, the property enjoys gardens to both the front and rear—offering private outdoor space for relaxation or recreation. Off-road parking for multiple vehicles further enhances the convenience of this lovely home.

Ideally positioned, the property is within easy reach of local amenities including shops, schools, and leisure facilities. The nearby seafront and Roker Park also offer great opportunities for outdoor activities and scenic walks.

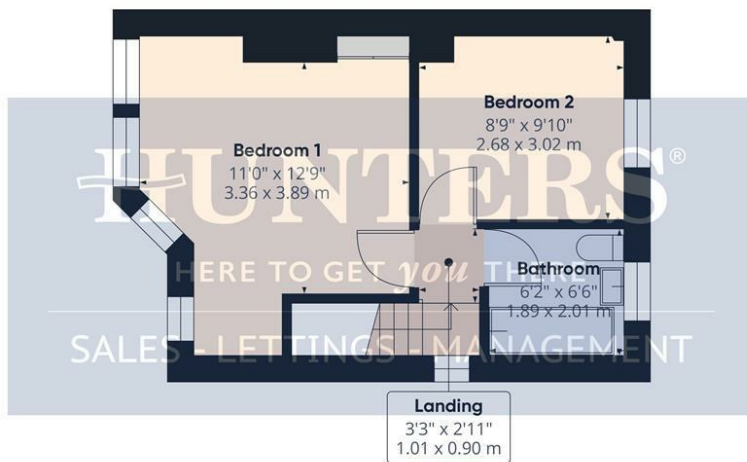
In summary, this two-bedroom semi-detached home on Lawson Crescent is a fantastic opportunity in a friendly neighbourhood, with excellent access to essential services and beautiful coastal attractions. Don't miss your chance to view—be sure to explore the virtual tour and floorplan for a closer look.







Floor 0



Floor 1

HUNTERS
HERE TO GET *you* THERE
SALES - LETTINGS - MANAGEMENT

Approximate total area⁽¹⁾

717 ft²
66.6 m²

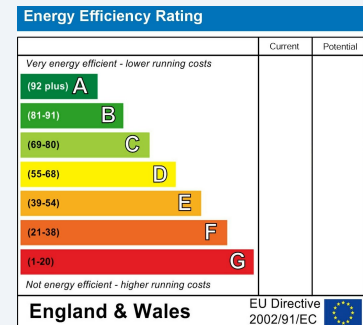
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

THINKING OF SELLING? 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.

Viewings

Please contact sunderland@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.