



Burscough Crescent, Fulwell, Sunderland, SR6

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Offers In The Region Of £175,000

* 3 BEDROOM * FREEHOLD * NO ONWARD CHAIN * DRIVEWAY * SOUTH FACING GARDEN * COUNCIL TAX BAND B * EPC RATING C *

Offered for sale with no onward chain, this well-presented three-bedroom terraced house in Sunderland offers spacious, practical accommodation in a sought-after coastal location. Ideal for families, the property is in good condition throughout and benefits from a single block-paved driveway providing off-street parking, an EV charging point.

Inside, the generous living room is filled with natural light from large windows and features a fireplace, creating a comfortable focal point for everyday living. To the rear, the modern kitchen/dining room provides ample space for family meals and entertaining, with direct access to the rear garden for easy indoor-outdoor living.

Upstairs, the good-sized master bedroom benefits from built-in wardrobes, while the second double bedroom also includes fitted wardrobes. The third bedroom is a versatile single room with built-in storage, ideal as a child's bedroom, home office or nursery. Completing the accommodation is a stylish modern wet room with fully tiled walls.

Outside, the paved rear south facing garden provides a low-maintenance outdoor space, ideal for relaxing or entertaining.

Situated in a desirable part of Sunderland close to the coast, the property enjoys easy access to beaches, coastal walks and nearby parks. Well-regarded schools, local shops, cafés and everyday amenities are all within easy reach

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Entry
0.80 x 1.59 m
2'7" x 5'2"

Living Room
4.81 x 4.42 m
15'9" x 14'5"

**Kitchen/
Dining Room**
3.39 x 4.42 m
11'1" x 14'5"

Floor 0

Landing
2.19 x 1.83 m
7'2" x 6'0"

Bedroom 3
2.15 x 1.84 m
7'0" x 6'0"

Bathroom
1.84 x 1.81 m
6'0" x 5'11"

Bedroom 1
4.33 x 2.50 m
14'2" x 8'2"

Bedroom 2
3.02 x 2.52 m
9'10" x 8'3"

Floor 1

Approximate total area⁽¹⁾

66.5 m²

717 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.

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Entry
2'7" x 5'2"

Living Room
15'9" x 14'6"

Kitchen/Dining Room
11'1" x 14'6"

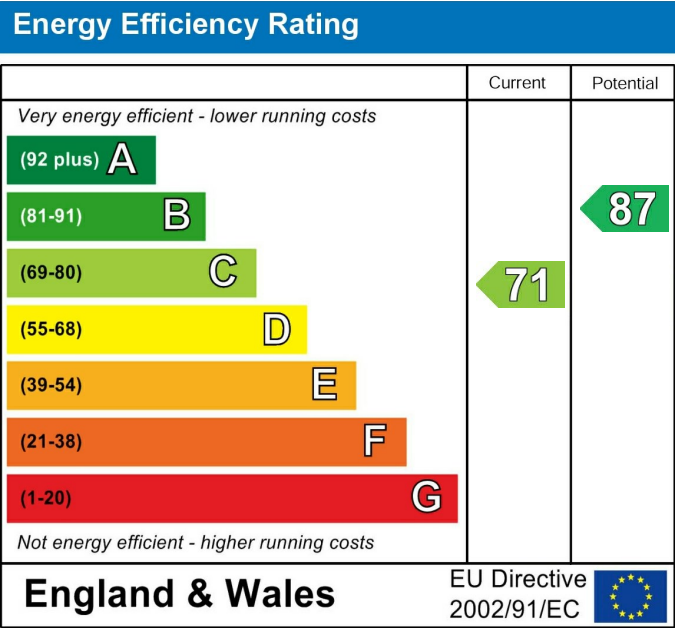
Landing
7'2" x 6'0"

Bedroom 1
14'2" x 8'2"

Bedroom 2
9'10" x 8'3"

Bedroom 3
7'0" x 6'0"

Bathroom
6'0" x 5'11"



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.





