



Fulwell Road, Fulwell, SR6

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

## Fulwell Road, Fulwell, SR6

### Offers In The Region Of £185,000

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS \* 2 BEDROOM \* SEMI DETACHED \* FREEHOLD \* GARDEN \* COUNCIL TAX BAND B \* EPC RATING D \*

This two-bedroom house in Fulwell, Sunderland is for sale and is ideal for families looking to stay close to schools, shops and green spaces.

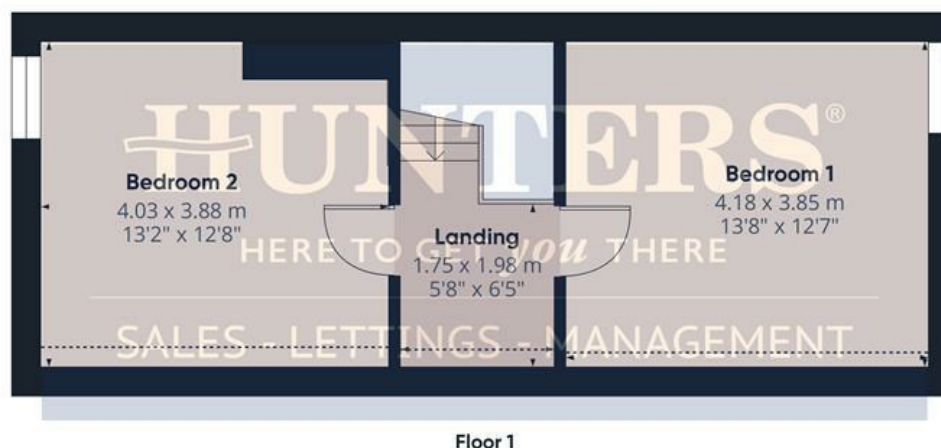
Inside, there are two reception rooms. One is currently used as a bedroom, featuring large windows and a wood-burning stove, creating a welcoming focal point. The second reception room is currently arranged as a living/dining space, with a fireplace and views over the garden. High ceilings throughout add a sense of space. The kitchen includes ample storage and a practical tiled floor. There is one bathroom, fully tiled, with built-in storage and a heated towel rail.

Outside, the property benefits from a large garden with parking at the rear, offering useful outdoor space and practicality. Outbuildings provide additional storage or hobby space.

Fulwell is popular for its balance of coastal and city living. Roker and Seaburn beaches are a short distance away, along with nearby parks such as Roker Park, offering play areas and pleasant walking routes. Local amenities include shops, cafés and everyday services along Fulwell and Sea Road.

Families are well served by nearby schools in the Fulwell area, with both primary and secondary options within easy reach.

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

89.8 m<sup>2</sup>  
967 ft<sup>2</sup>

**Reduced headroom**

2 m<sup>2</sup>  
21 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**

5'10" x 12'6"

**Living Room**

13'8" x 12'7"

**Dining Room**

13'0" x 12'6"

**Kitchen**

15'0" x 7'1"

**Kitchen**

15'0" x 7'1"

**Bathroom**

7'0" x 7'7"

**Landing**

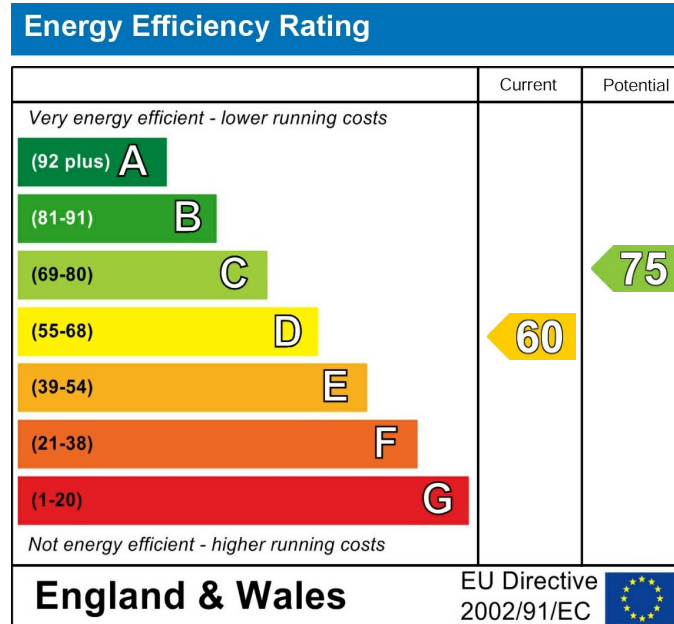
5'8" x 6'5"

**Bedroom 1**

13'8" x 12'7"

**Bedroom 2**

13'2" x 12'8"



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.

