



Newbury Street, Fulwell, SR5

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

Newbury Street, Fulwell, SR5

Offers In The Region Of £175,000

\* 2 BEDROOM \* FREEHOLD \* LARGE KITCHEN EXTENTION \* COUNCIL TAX BAND A \* EPC D \*

This stunning two-bedroom terraced cottage is for sale in a sought-after area of Sunderland, offering ground-floor accommodation throughout and a practical layout suited to families and first-time buyers alike.

At the front, the master bedroom benefits from large windows, giving a bright and airy feel, while the second bedroom is a single with a skylight window, ideal as a child's room, guest space or home office. The modern bathroom is fully tiled and fitted with a contemporary suite and heated towel rail.

A welcoming living room features a glass-panelled door and leads through to the standout space of the home – a cleverly designed, large open-plan kitchen extension. Flooded with natural light from two skylights, this impressive kitchen/dining room provides generous cooking, dining and breakfast areas, along with built-in storage. French-style access opens out to the rear yard, creating a straightforward indoor-outdoor connection.

The location offers convenient access to nearby schools and local parks, making it attractive for families. Sunderland city centre is within easy reach, providing a range of shops, cafés and leisure facilities, including the seafront at Roker and Seaburn just a short drive away.

Overall, this two-bedroom terraced house for sale combines an impressive finish with a spacious open-plan kitchen extension and good access to schools, parks and public transport.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788

sunderland@hunters.com | www.hunters.com



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

78.2 m<sup>2</sup>

842 ft<sup>2</sup>

(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



**Entry**

3'9" x 2'11"

**Hallway**

4'2" x 13'0"

**Bedroom 1**

15'0" x 12'9"

**Bedroom 2**

6'9" x 10'7"

**Living Room**

12'5" x 14'3"


**Kitchen/Dining Room**

18'10" x 14'0"

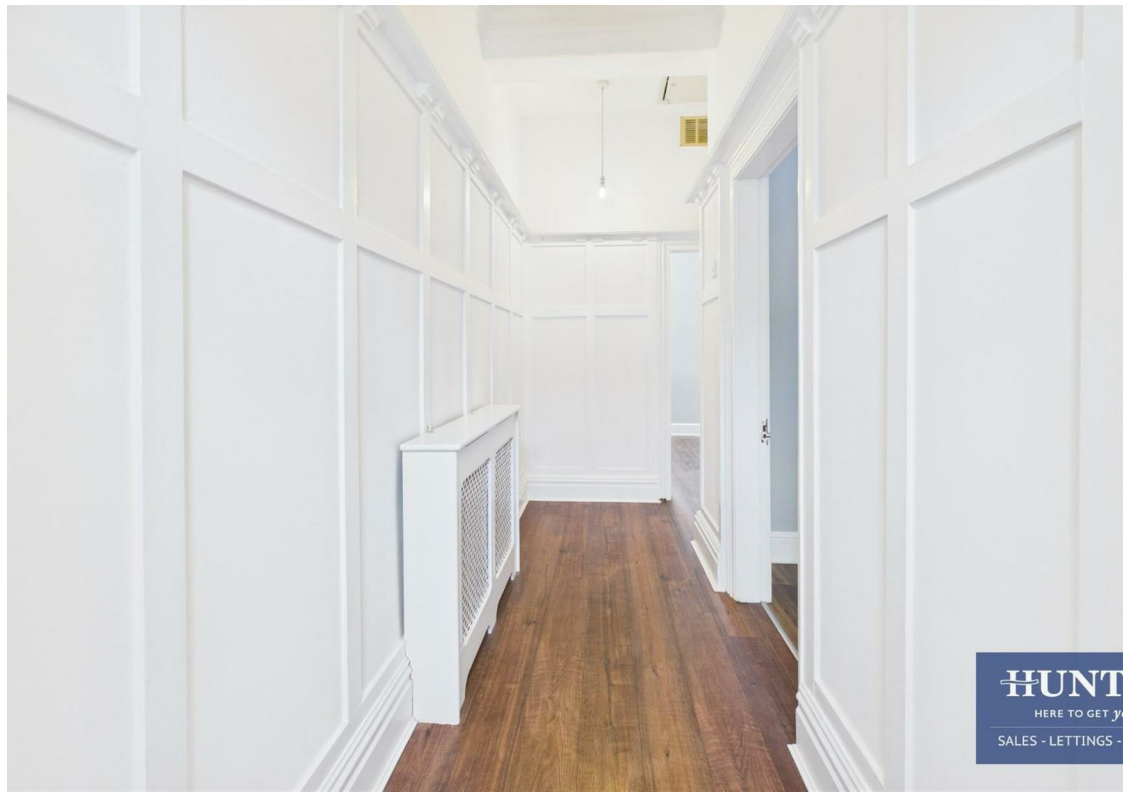
**Bathroom**

7'11" x 5'10"

**Energy Efficiency Rating**

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







**HUNT**  
HERE TO GET YOU  
SALES - LETTINGS -



**HUNT**  
HERE TO GET YOU  
SALES - LETTINGS -



**HUNT**  
HERE TO GET YOU  
SALES - LETTINGS -



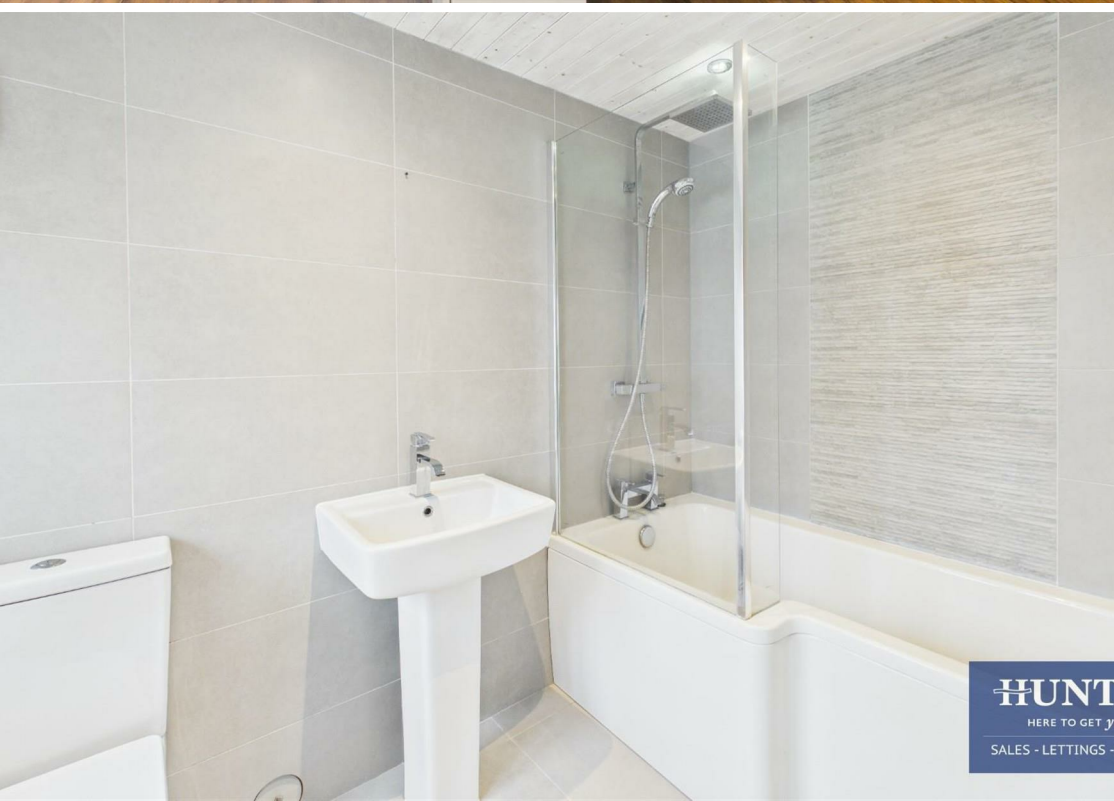
**HUNT**  
HERE TO GET YOU  
SALES - LETTINGS -



**HUNT**  
HERE TO GET YOU  
SALES - LETTINGS -



**HUNT**  
HERE TO GET YOU  
SALES - LETTINGS -



**HUNT**  
HERE TO GET YOU  
SALES - LETTINGS -



**HUNT**  
HERE TO GET YOU  
SALES - LETTINGS -



**HUNT**  
HERE TO GET y  
SALES - LETTINGS -