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Burscough Crescent, Fulwell, Sunderland, SR6

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Offers In The Region Of £190,000

* 3 BEDROOM * END TERRACED * LEASEHOLD * DOUBLE DRIVEWAY * GARAGE WITH UTILITY SPACE * COUNCIL TAX BAND B * EPC RATING D *

This three-bedroom end-terrace house is for sale in the popular Fulwell area of Sunderland, offering a practical and well-presented layout ideal for family living.

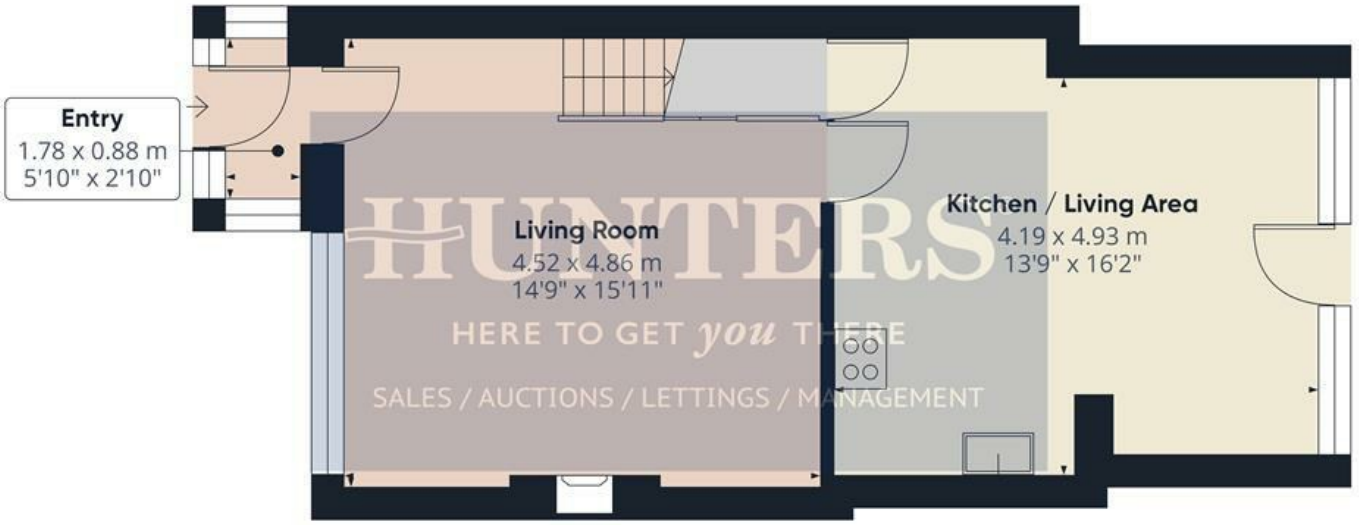
The ground floor features a spacious living room with large windows that fill the space with natural light, along with useful under-stairs storage. To the rear, the impressive open-plan kitchen/dining room provides an excellent space for everyday living and entertaining, benefiting from large windows and Velux roof windows that create a bright and airy feel. Vertical gold radiators add a contemporary touch, while attractive large-format white and gold floor tiles run throughout the ground floor, creating a stylish and easy-to-maintain finish.

Upstairs, there are two good-sized double bedrooms, including a spacious master bedroom, along with a single bedroom featuring built-in storage, making it equally suitable as a child's bedroom or home office. The bathroom is finished with gold fixtures and fittings and includes a bath with an electric shower and tiled walls. A useful loft room provides additional versatile space to suit a variety of needs.

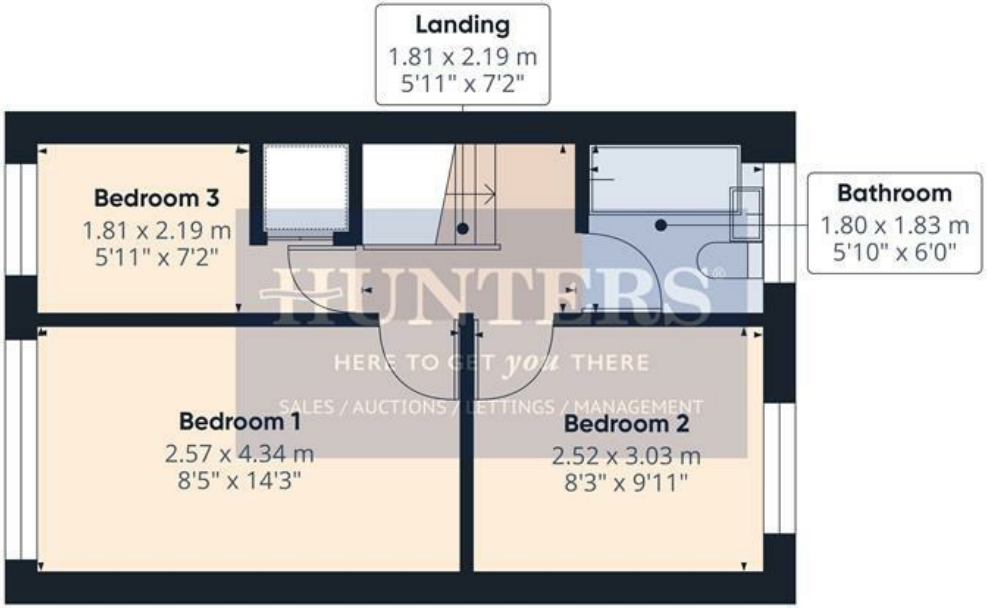
Outside, the property benefits from a gravel double driveway providing off-street parking, together with a single garage incorporating a practical utility area.

Fulwell is a highly regarded residential area, popular for its excellent local schools, nearby parks and easy access to the coastline. Fulwell's shops, cafés and everyday amenities are within convenient reach, while Seaburn Metro Station provides straightforward links to Sunderland city centre, Newcastle and the surrounding coastline.

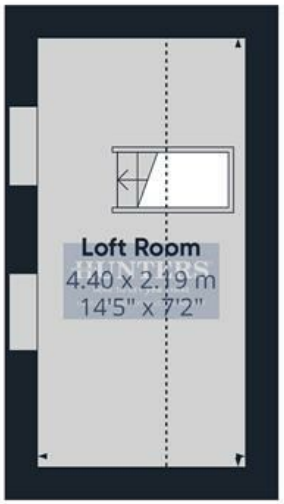
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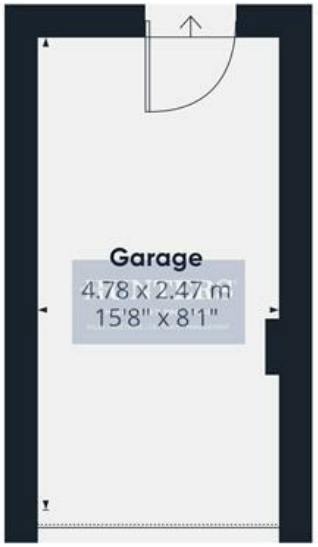
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

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Approximate total area(1)

95.3 m²

1027 ft²

Reduced headroom

3.1 m²

34 ft²

(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

Entry
5'10" x 2'10"

Living Room
14'9" x 15'11"

Kitchen/Living Area
13'8" x 16'2"

Landing
5'11" x 7'2"

Bedroom 1
8'5" x 14'6"

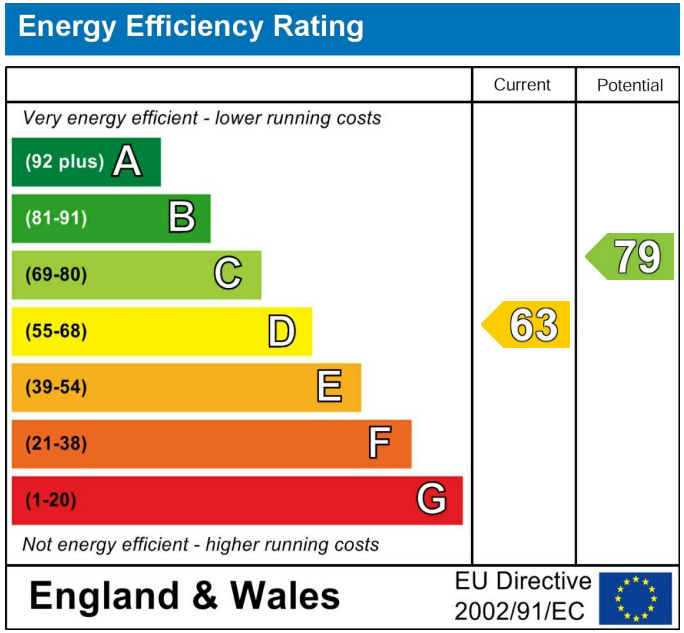
Bedroom 2
8'3" x 9'11"

Bedroom 3
5'11" x 7'2"

Bathroom
5'10" x 6'0"

Loft Room
14'5" x 7'2"

Garage
15'8" x 8'1"



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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