



Fulwell Road, Fulwell, SR6

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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 TBC *

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⁽¹⁾

89.8 m²

967 ft²

Reduced headroom

2 m²

21 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



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"

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

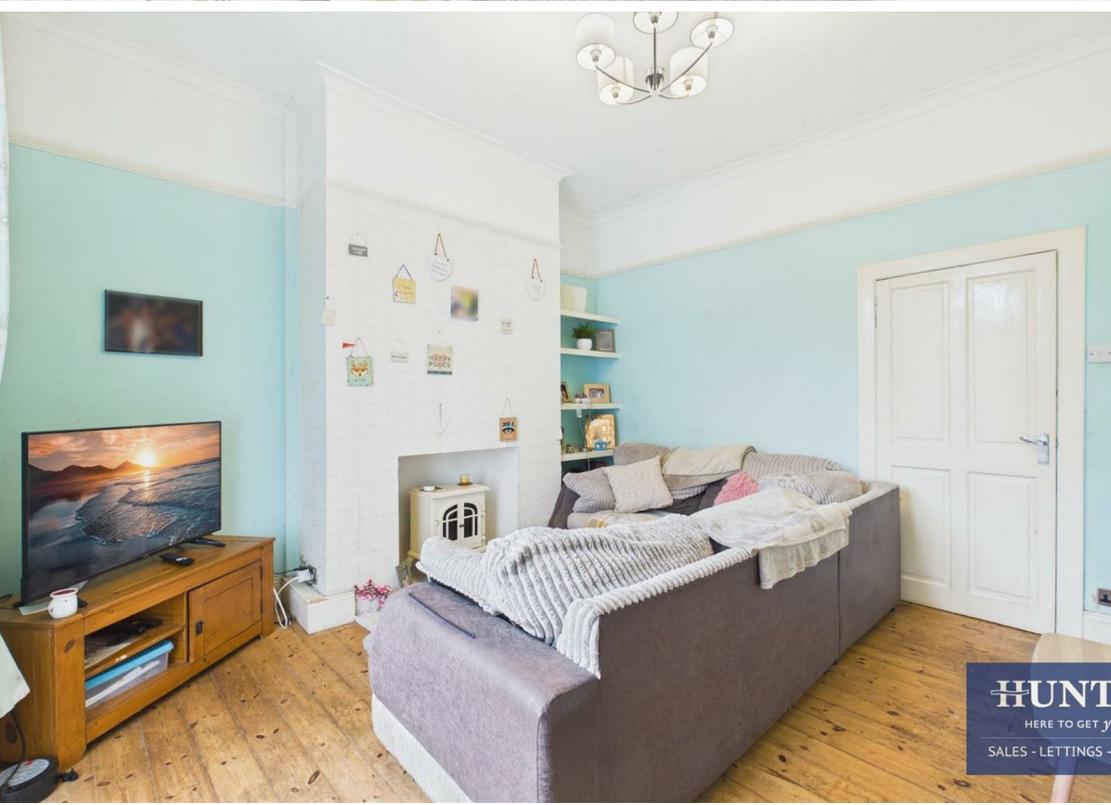
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