



Atkinson Road, Fulwell, Sunderland, SR6

HUNT

HERE TO GET *you*

SALES - LETTINGS -

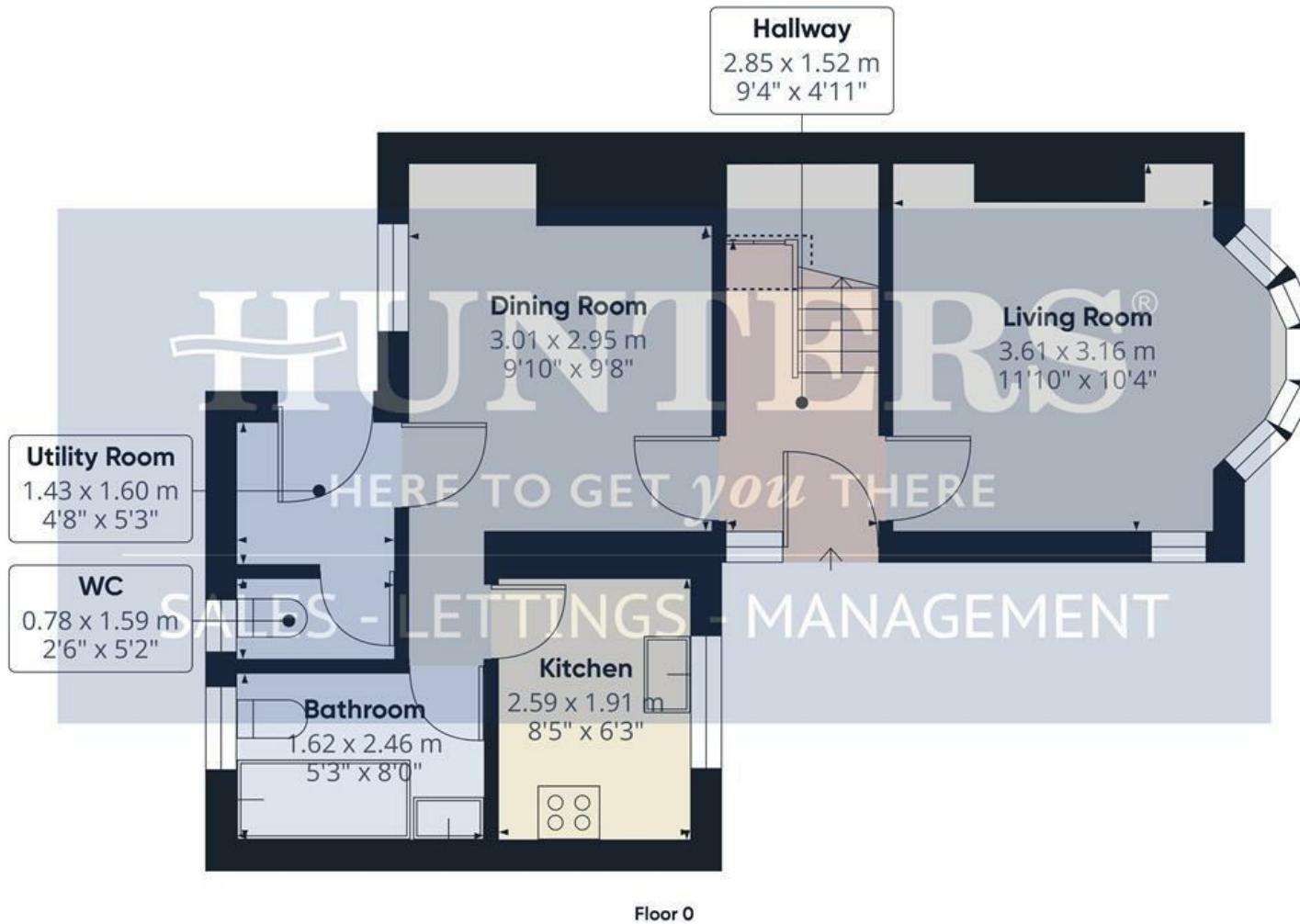
Atkinson Road, Fulwell, Sunderland, SR6

Rent £875 Per Month, Deposit £1009.61

Located in the charming area of Fulwell, Sunderland, this delightful house on Atkinson Road offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for relaxation and entertaining guests. The well-proportioned layout ensures that each room flows seamlessly into the next, creating a warm and welcoming atmosphere.

The house features two spacious bedrooms, ideal for a small family or professionals seeking a peaceful retreat. Each bedroom is designed to maximise natural light, providing a bright and airy feel. The single bathroom is well-appointed, catering to all your daily needs with ease.

Situated in a highly desirable friendly neighbourhood, this property benefits from excellent local amenities, parks, and a variety of transport links, making it an ideal choice for those who appreciate both tranquillity and accessibility. Whether you are looking to make this your first home or seeking a rental opportunity, this house on Atkinson Road presents a wonderful chance to enjoy comfortable living in a sought-after location. Don't miss the opportunity to make this charming property your own.

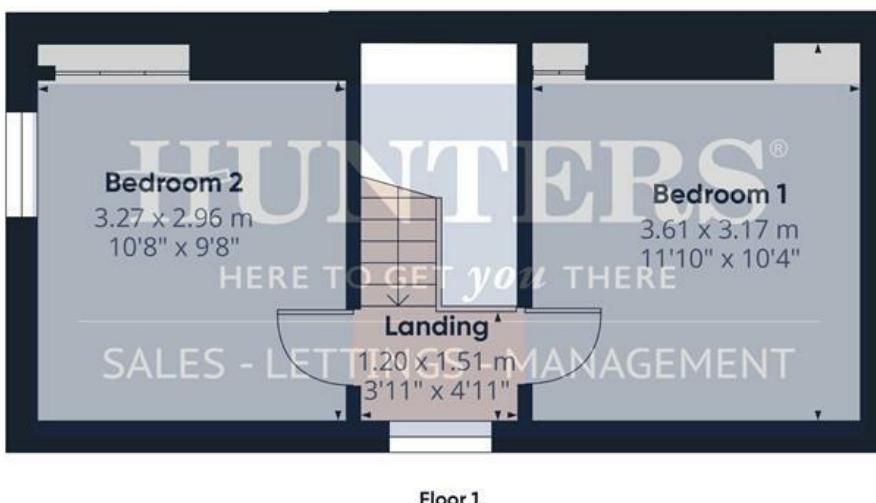


Approximate total area<sup>(1)</sup>

63.7 m<sup>2</sup>  
684 ft<sup>2</sup>

Reduced headroom  
0.4 m<sup>2</sup>  
4 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.



## Hallway

9'4" x 4'11"

The hallway welcomes you with a painted green feature wall, white woodwork, and stairs leading to the first floor. The space is well-defined and provides access to the living and dining rooms as well as other ground floor areas.

## Living Room

11'10" x 10'4"

This living room is brightened by a large bay window that allows plenty of natural light to fill the space. The flooring is a warm wood effect, and the room's size offers a comfortable setting for relaxing or entertaining.

## Dining Room

9'10" x 9'8"

The dining room sits adjacent to the living space and features a continuation of the wood effect flooring. A large window allows natural light to enter, creating an inviting atmosphere suitable for family meals or entertaining guests.

## Kitchen

8'5" x 6'3"

The kitchen is fitted with a combination of light and dark grey cabinets paired with wood effect work surfaces. A window above the sink provides a view out to the front, and the kitchen is equipped with an oven, hob and microwave, offering a practical space for cooking.

## Bathroom

5'3" x 8'0"

The bathroom features a bath with a shower overhead, white tiled walls around the bath area, and a light blue painted wall. A window allows for natural ventilation and light, complementing the clean and practical design of the space.

## Utility Room

4'8" x 5'3"

The utility room, adjoining the bathroom, is practical and contains plumbing and appliances such as a washing machine and fridge. It includes a work surface and white walls for a clean look.

## WC

2'6" x 5'2"

A separate WC with white walls and a small window provides additional convenience on the ground floor.

## Landing

3'11" x 4'11"

The landing at the top of the stairs is compact and practical, painted white with green accents on the sloping ceiling. It provides access to both bedrooms upstairs.

## Bedroom 1

11'10" x 10'4"

Bedroom 1 is a generously sized room with a large window that fills the space with natural light. The walls are painted in calming blue tones, and the room offers a good amount of floor space for bedroom furniture.

## Bedroom 2

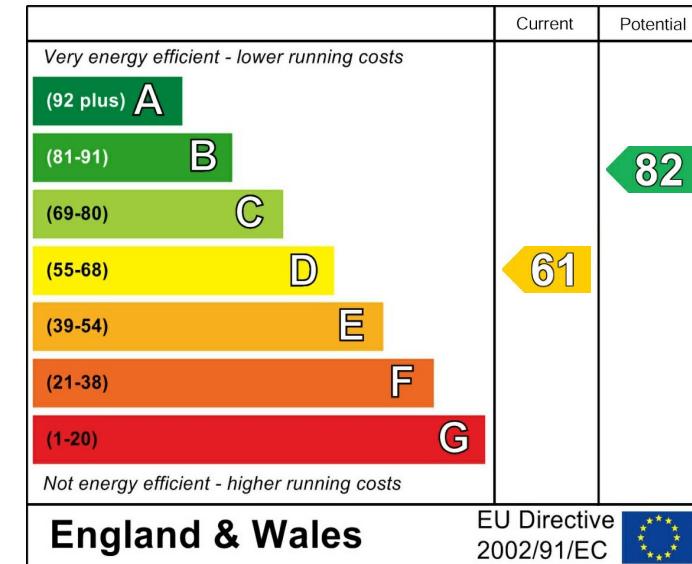
10'8" x 9'8"

Bedroom 2 is a slightly smaller double room, with a window providing views to the outside. Painted in a soft green shade, it features built-in storage with louvered doors and a practical layout for furniture.

## Rear Garden

The rear yard is easy maintenance. It offers a private outdoor space with potential for outdoor seating and entertaining.

## Energy Efficiency Rating



England & Wales

EU Directive  
2002/91/EC

