



Lee Street, Fulwell, SR6

**HUNTERS**<sup>®</sup>  
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# Lee Street, Fulwell, SR6

## Offers In The Region Of £139,950

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS \* 1 BEDROOM \* FREEHOLD \* FULWELL \* COUNCIL TAX BAND A \* EPC RATING E \*

New to the market, a one-bedroom terraced house in Sunderland, presented in good condition and well suited to buyers looking to be close to local amenities.

Inside, the bedroom/living room enjoys high ceilings, period coving and large windows, creating a bright and versatile main space. An attractive fireplace adds a focal point and character. The modern kitchen includes a useful breakfast area, offering room for informal dining and day-to-day family life. The bathroom is well specified, with a bath, walk-in shower and heated towel rail. In addition, the property benefits from a loft room currently used as a bedroom, providing extra flexibility for sleeping, working from home or storage. Off-street parking is available at the rear of the property.

The house is set in a sought-after part of Sunderland, within easy reach of nearby parks and local amenities, including shops, cafés and everyday services. Sunderland city centre and the seafront at Roker and Seaburn are accessible by local bus routes, offering a range of shopping, leisure and dining options.

This terraced house offers a practical layout, good condition throughout and a handy location for accessing schools, green spaces and the wider North East.

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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
 75.1 m<sup>2</sup>  
 809 ft<sup>2</sup>

**Reduced headroom**  
 5.4 m<sup>2</sup>  
 58 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**Entry**

3'4" x 2'9"

**Hallway**

3'4" x 14'5"

**Living Room/Bedroom**

12'2" x 14'6"

**Living Room**

12'7" x 12'10"

**Kitchen**

7'2" x 12'7"

**Bathroom**

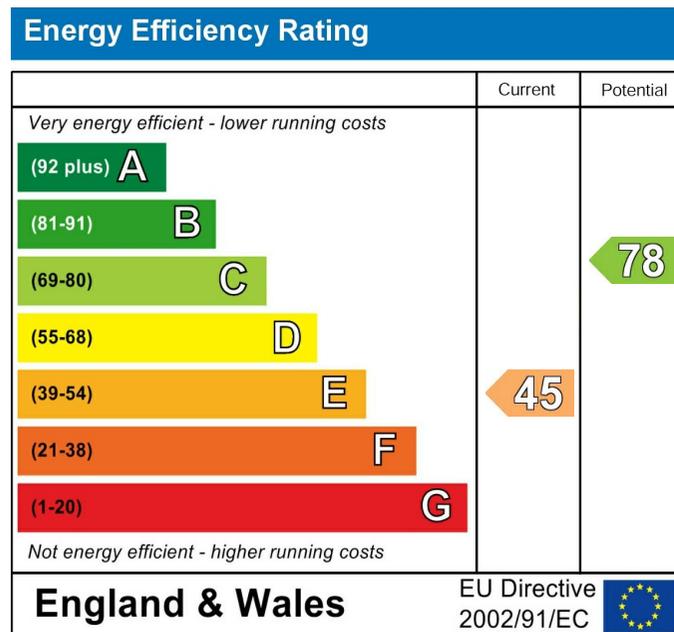
7'2" x 9'10"

**Hallway**

3'1" x 3'0"

**Loft Room**

14'11" x 15'4"



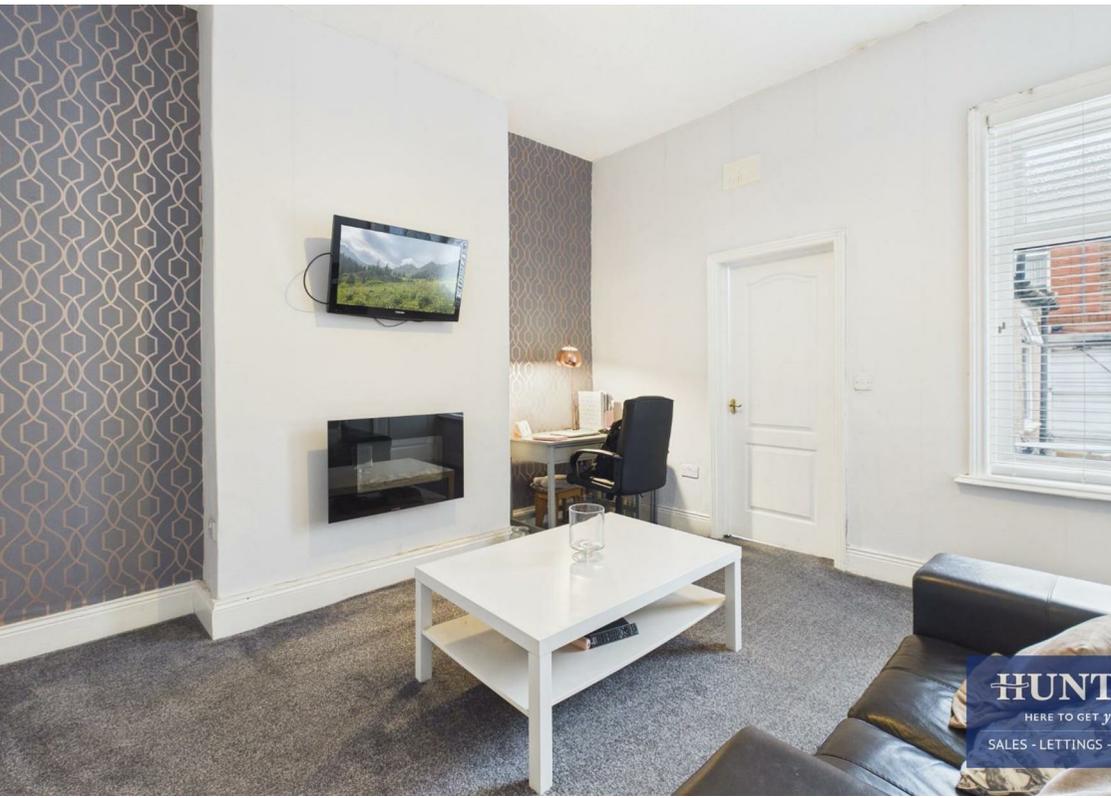
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