



Fulwell Road, Fulwell, SR6

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# Fulwell Road, Fulwell, SR6

## Offers In The Region Of £220,000

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS \* 2 BEDROOM \* FREEHOLD \* FULWELL \* COUNCIL TAX BAND B \*EPC RATING D \*

This stunning two-bedroom terraced house is offered for sale in the sought-after Fulwell area of Sunderland. Providing two reception rooms, a large practical kitchen and a stylish bathroom, it will appeal to families and a wide range of buyers looking for a well-finished home in a convenient location.

The front reception room features wood flooring and a fireplace, creating a comfortable living space. A second reception room, also with wooden floors and built-in storage, offers flexibility as a dining room, snug or home office. Window shutters are fitted throughout the property, enhancing privacy and light control.

The spacious, modern kitchen includes generous dining space, large windows and access to the rear yard, making it suitable for everyday living and entertaining. There is also a useful pantry under the stairs providing additional storage.

Upstairs, the master bedroom includes modern column radiators, while the second bedroom is a well-proportioned double. The bathroom is fitted with a free-standing bath, separate shower and heated towel rail. A large loft room with Velux windows offers further usable space, ideal as a hobbies room or additional storage.

Fulwell is well served by local amenities, including shops, cafés and everyday services along nearby Fulwell and Sea Road high streets. Roker and Seaburn seafronts are within easy reach, offering coastal walks and open spaces. Nearby parks and green areas provide additional outdoor leisure options.

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

120.6 m<sup>2</sup>  
1297 ft<sup>2</sup>

**Reduced headroom**

7.8 m<sup>2</sup>  
84 ft<sup>2</sup>

(1) Excluding balconies and terraces

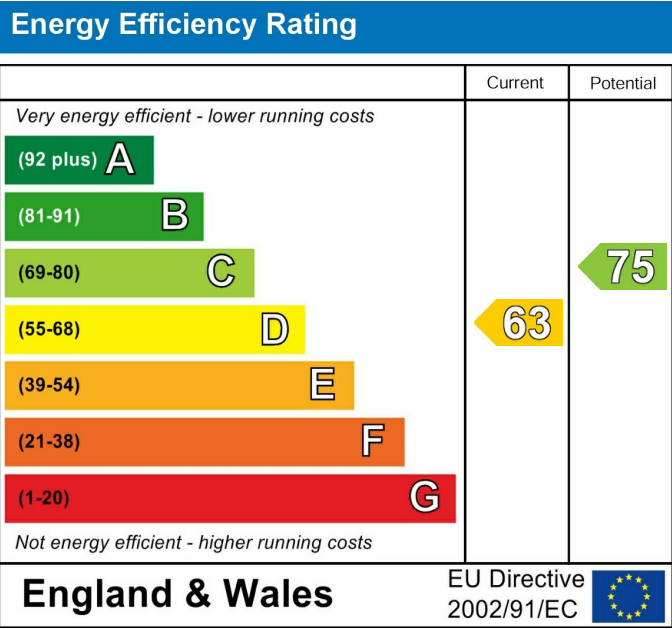
Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- Entry**  
3'7" x 3'6"
- Hallway**  
9'0" x 3'7"
- Hallway**  
14'0" x 5'11"
- Living Room**  
12'10" x 13'0"
- Reception Room**  
14'1" x 9'2"
- Kitchen**  
24'2" x 8'2"
- Landing**  
11'2" x 7'3"
- Bedroom 1**  
14'2" x 10'9"
- Bedroom 2**  
15'10" x 9'4"
- Bathroom**  
9'7" x 7'4"
- Loft Room**  
15'1" x 15'6"



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.





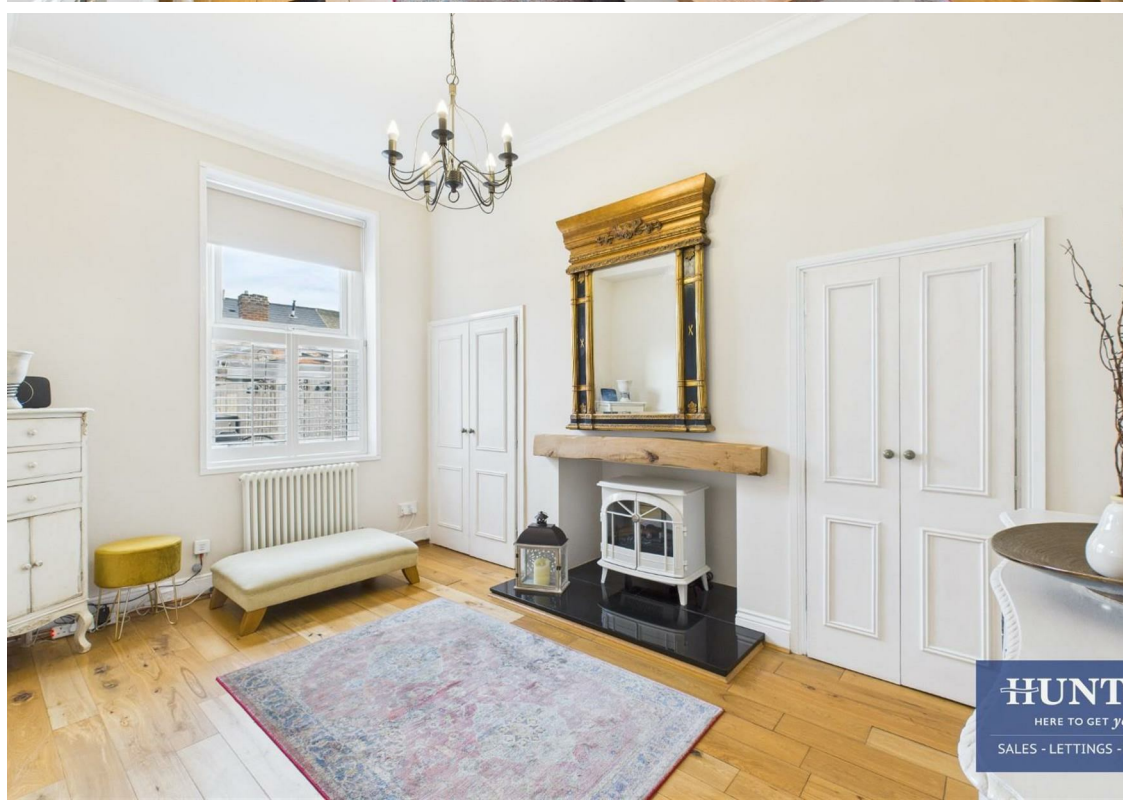
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