



Lee Street, Fulwell, SR6

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SALES - LETTINGS - MANAGEMENT

Lee Street, Fulwell, SR6

£175,000

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS * 2 BEDROOM * FULWELL * HIGH SPEC * FREEHOLD * COUNCIL TAX BAND A *
EPC RATING D *

This stunning two-bedroom terraced house is offered for sale in a sought-after residential area of Fulwell, close to the seafront and Roker Beach. The property is well placed for local amenities, schools, parks and coastal walks.

The ground floor features a well-proportioned reception room with a media wall, inset electric fire and glass panelled staircase, creating a modern focal point. There is useful storage under the stairs and direct access to the rear yard. Throughout the property, herringbone style flooring, modern vertical radiators and wood doors contribute to a consistent contemporary finish.

The contemporary kitchen includes a breakfast area and a large modern tiled floor, offering a practical and social cooking space. The main bedroom is a generous room with large windows and herringbone style flooring. A further loft bedroom benefits from a Velux window, adding natural light and character. The bathroom presents a modern design with large modern tiles, a rain shower, brushed gold fittings, tiled feature wall, large mirror and a heated towel rail.

The location provides convenient access to local schools and everyday amenities, including shops, cafés and services in nearby Roker and along the Sunderland coastline. Nearby parks and the beach offer leisure opportunities such as coastal walks, play areas and green spaces.

This two-bedroom terraced house will appeal to families and a wide range of people seeking a well-finished home close to the beach, transport links and local facilities.



Approximate total area⁽¹⁾

72.2 m²
777 ft²

Reduced headroom
2.7 m²
29 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.



Hallway

13'8" x 3'2"

Bedroom 1

13'7" x 12'2"

Living Room

13'11" x 15'9"

Kitchen

17'11" x 6'8"

Bathroom

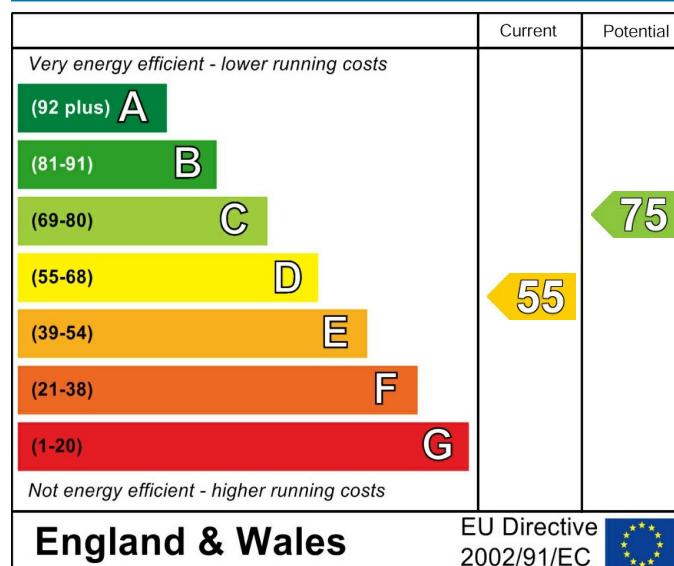
6'7" x 6'7"

Landing

2'5" x 2'6"

Bedroom 2

15'5" x 11'3"

Energy Efficiency Rating

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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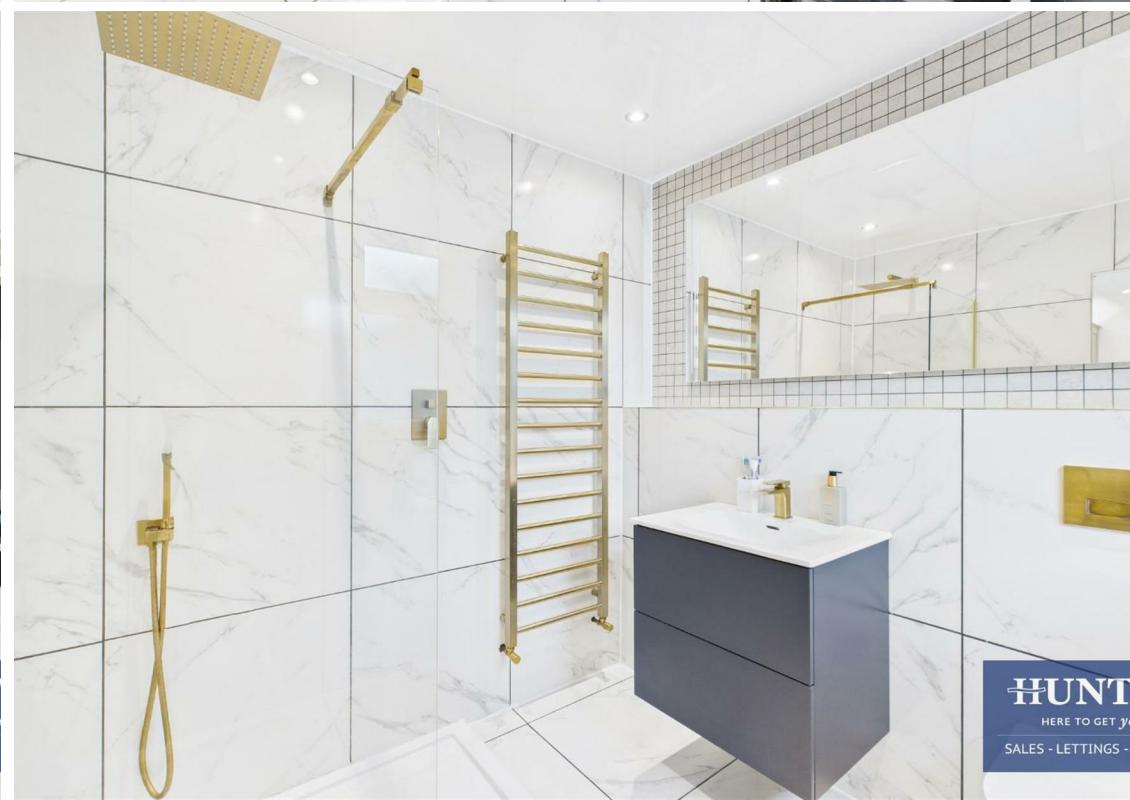
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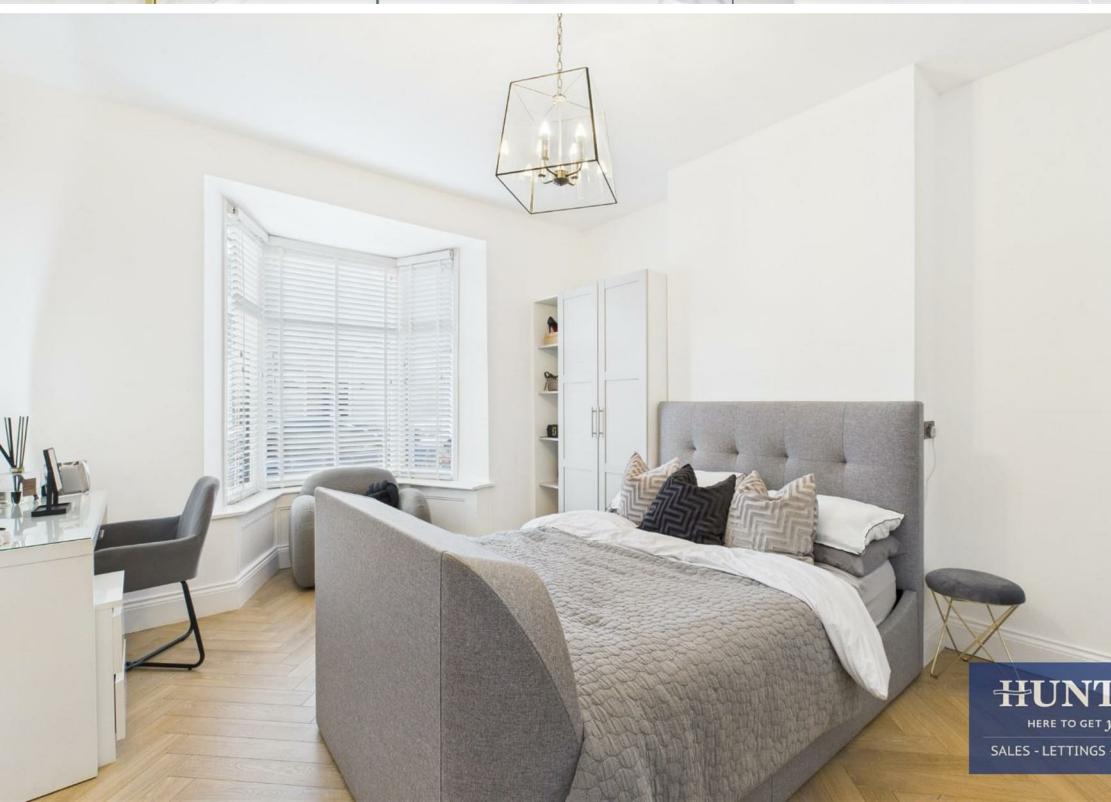




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