



Sea Road, Fulwell, Sunderland, SR6

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Sea Road, Fulwell, Sunderland, SR6

Asking Price £229,950

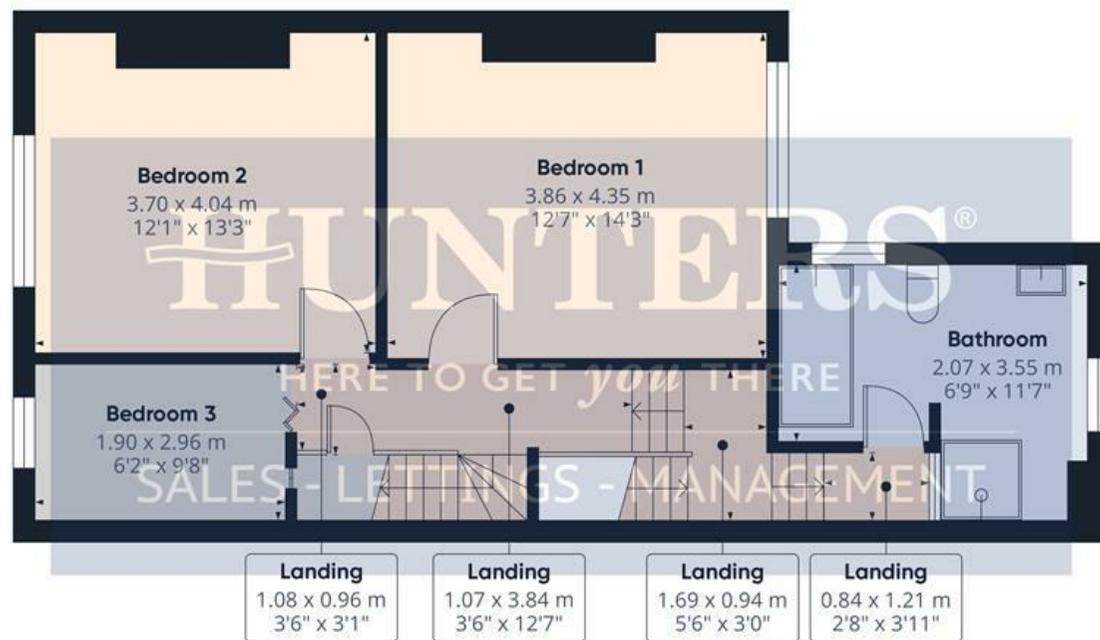
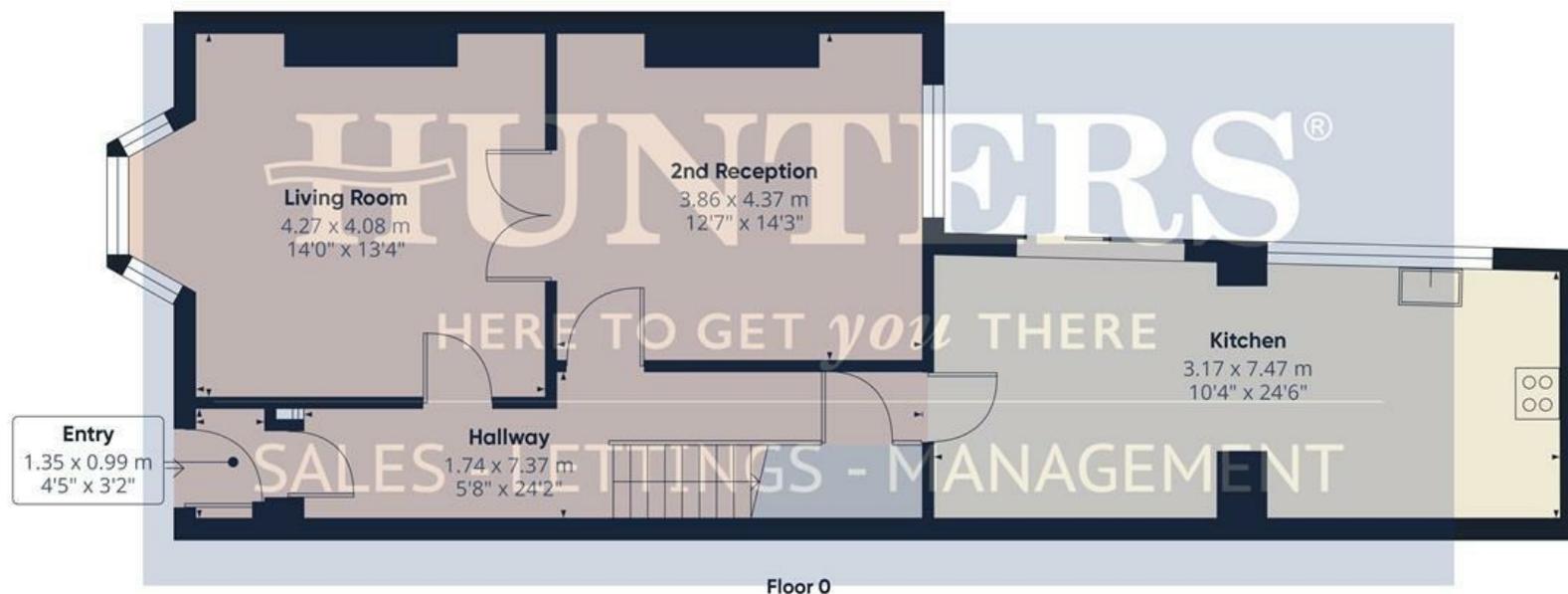
Positioned on Sea Road in the highly desirable area of Fulwell, Sunderland, this mid-terrace house offers perfect blend of comfort and convenience. Spanning an impressive 1,513 square feet, this property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests. The well-proportioned layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere.

The house features three good sized bedrooms, providing ample space for families or those seeking a home office. The single bathroom is well-appointed, catering to the needs of modern living. There has been a loft conversion which offers yet more space to utilize.

Situated in a vibrant community, this property is within easy reach of local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The proximity to transport links ensures that commuting to nearby areas is both straightforward and convenient.

This mid-terrace house on Sea Road is not just a place to live; it is a home where memories can be made. With its spacious interiors and prime location, it presents a wonderful opportunity for those looking to settle in the heart of Fulwell. Do not miss the chance to view this charming property and envision your future here.

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Approximate total area⁽¹⁾

140.6 m²

1513 ft²

Reduced headroom

0.2 m²

2 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

5'8" x 24'2"

The hallway features wooden flooring and a traditional staircase with white balustrades leading to the upper floors. Its neutral tones and simple decor create a bright and inviting entrance to the home.

Living Room

14'0" x 13'4"

The living room is a welcoming space characterised by a charming bay window allowing plenty of natural light to flood in. It features wooden flooring and a central fireplace with a light wooden surround and a cast iron insert, creating a warm focal point. The room's classic cornicing adds subtle character to the space.

2nd Reception

12'7" x 14'3"

This second reception room offers a versatile space with wooden floors and a window overlooking the garden. The neutral decor and ample space make it suitable for a variety of uses, from formal dining to a comfortable sitting area.

Kitchen

10'4" x 24'6"

The kitchen is spacious and well-appointed, featuring dark cabinetry contrasted against white tiled walls. It is fitted with an oven, hob, and space for free standing washing machine and dryer, with ample countertop space beneath a wide window that overlooks the rear yard. The vinyl wood effect flooring adds warmth and practicality to this functional space.

Dining Area

Adjacent to the kitchen, this dining area benefits from natural light through sliding patio doors leading to the garden. The room features wooden flooring and wall space suitable for freestanding appliances or storage,

providing a comfortable and practical space for meals and entertaining.

Bedroom 1

12'7" x 14'3"

Bedroom 1 is a generous double room with a large window filling the space with natural light. It features wooden flooring and neutral painted walls, providing a calm and restful atmosphere.

Bedroom 2

12'1" x 13'3"

Bedroom 2 also offers a spacious double room with wooden flooring and a window overlooking the front of the property. The room has a neutral decor with a comfortable layout to accommodate furniture with ease.

Bedroom 3

6'2" x 9'8"

Bedroom 3 is a smaller room with wooden flooring and a window, ideal for use as a single bedroom, nursery, or study space. It has a simple, practical layout with natural light.

Bathroom

6'9" x 11'7"

The bathroom is fitted with a bath and separate shower cubicle, a pedestal basin and a WC. The lower half of the walls are panelled in white, complementing the bold red paint above and the wood-effect flooring adds warmth to the room. A frosted window provides natural light and privacy.

Loft Room

15'1" x 9'10"

The loft room is a spacious upper-level area that can be used flexibly as an additional bedroom, office, or storage space. It is accessed via a small landing and features a window that brings in natural light.

Rear Yard

The rear garden is a paved area enclosed by white-painted brick walls, providing a private outdoor space. It offers room for outdoor seating and easy maintenance.

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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