



Osborne Street, Fulwell, Sunderland, Tyne & Wear, SR6 9RE

Asking Price £135,000



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Nestled in the sought-after area of Fulwell, Sunderland, this charming two-bedroom mid-terraced cottage on Osborne Street offers a splendid opportunity for first-time buyers or those looking to downsize.

Upon entering, you are greeted by a double-glazed entrance door that leads into a welcoming lobby, flowing seamlessly into a hallway adorned with stylish laminate flooring.

The inviting lounge is a true highlight, featuring a multi-fuel burner set within a solid slate hearth and oak mantle, creating a warm and characterful atmosphere. The cottage comprises two bright and airy bedrooms, a well-equipped kitchen, and a contemporary three-piece bathroom suite, all designed with comfort and practicality in mind.



The kitchen is fitted with a range of wall and floor units, complete with a stainless steel sink and ample space for modern appliances. The bathroom is tastefully appointed, featuring a panelled bath with a waterfall shower overhead and modern fixtures that enhance its appeal.

Externally, the property boasts a delightful south-facing private rear courtyard, ideal for enjoying sunny days. This outdoor space is further enhanced with an electric roller shutter, power supply, security light, and an outside tap, ensuring both security and functionality. Additionally, the loft space is boarded and equipped with lighting, providing extra storage options.

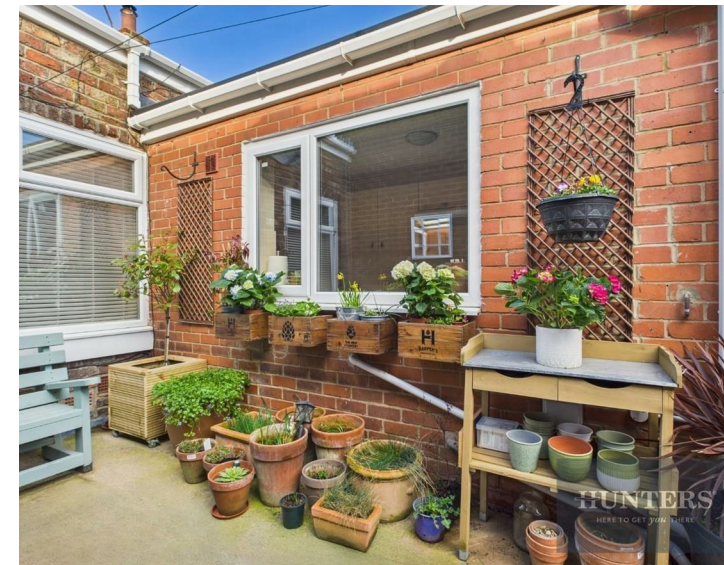
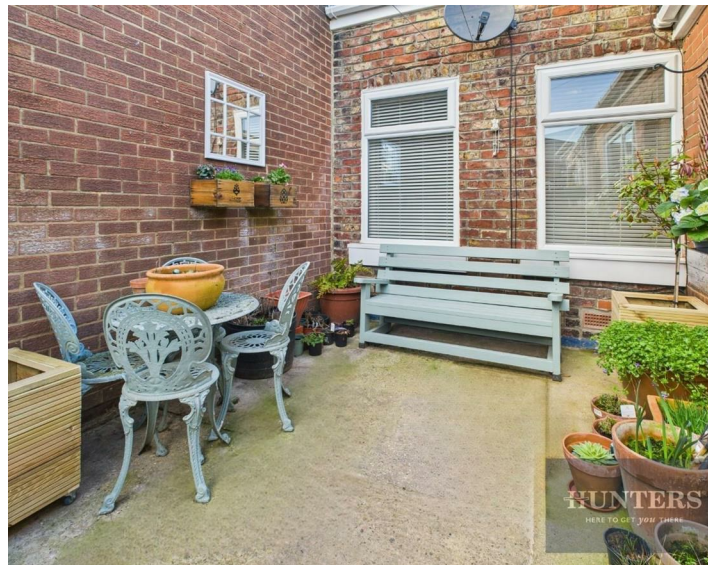
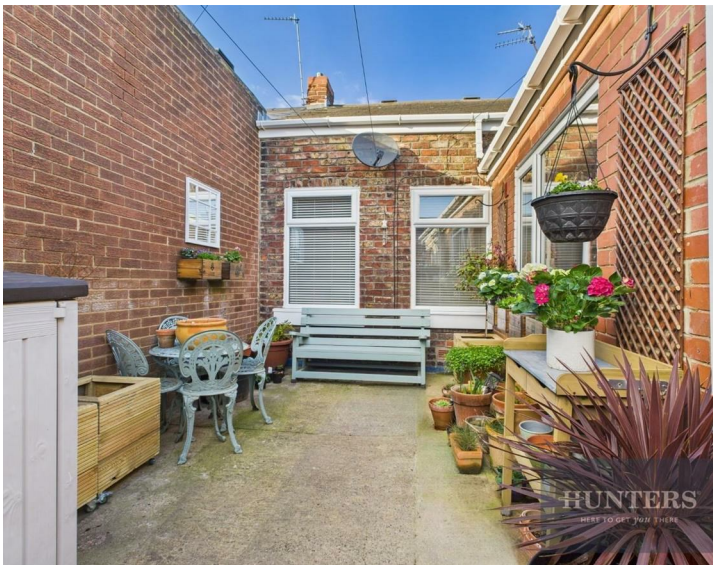
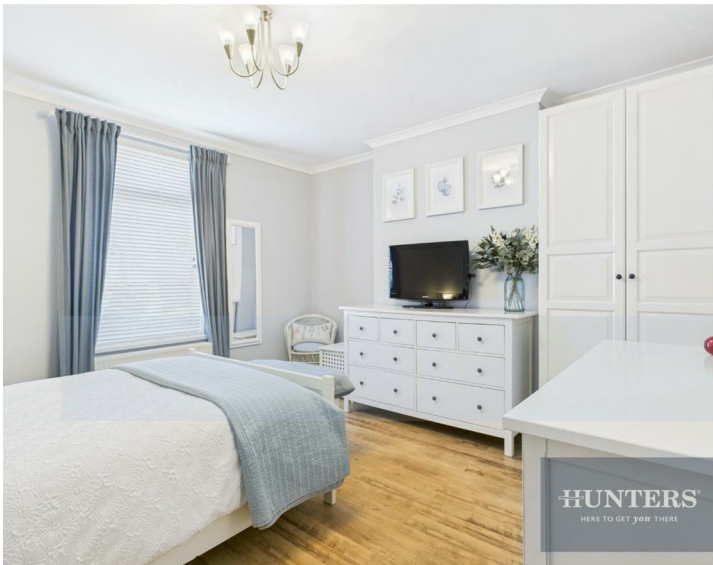


Conveniently located, this cottage benefits from excellent local amenities, transport links, and well-regarded schools. With Metro stations and bus stops nearby, commuting is effortless, while the award-winning coastline, vibrant bars, and popular restaurants are all within easy reach.

This delightful home is expected to attract strong interest, and early viewing is highly recommended to secure this wonderful property.



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ENTRY
3'3" x 3'4"

LIVING ROOM
12'11" x 10'0"

HALLWAY
.291'11" x 5'2"

HALLWAY
12'8" x 3'4"

BEDROOM 2
9'7" x 5'6"

BATHROOM
5'6" x 6'1"

BEDROOM 1
13'1" x 13'5"

KITCHEN
14'11" x 6'0"



Approximate total area⁽¹⁾
570.8 ft²
53.03 m²

(1) Excluding balconies and terraces

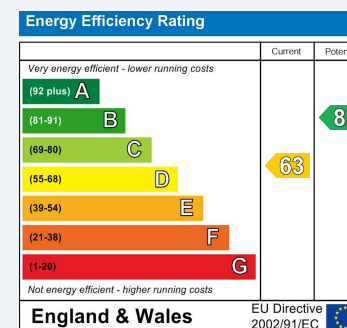
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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Viewings

Please contact sunderland@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.