



Fulwell Road, Fulwell, Sunderland, SR6

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Fulwell Road, Fulwell, Sunderland, SR6

Offers In The Region Of £159,950

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN * THREE BEDROOM HOUSE * GREAT LOCATION * REAR YARD * GARAGE *
COUNCIL TAX BAND - B * EPC - C *

Presenting for sale this appealing semi-detached house that presents an ideal opportunity for first-time buyers, investors or families. The property is neutrally decorated, offering a blank canvas for those ready to make their mark. Boasting key features like a separate single garage and an open-plan living room dining room, the charm of the property truly shines through.

As we enter the home, we are welcomed by an open-plan reception room / dining room perfect for cosy family gatherings or entertaining. The kitchen is accessed through the dining room with lots of natural light and offering plenty of storage for family dining. The rear yard is accessed through the kitchen.

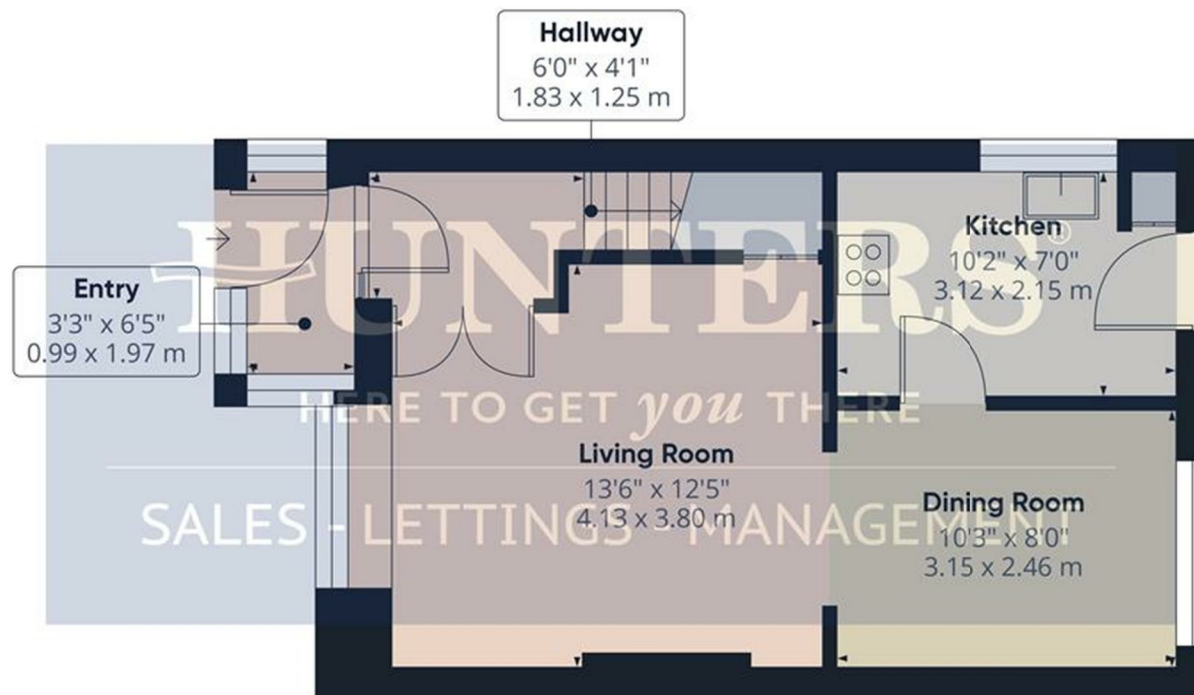
The living quarters consist of three bedrooms: a master and second bedroom complete with built-in wardrobes and a third bedroom, also currently with fitted wardrobes. Moving through, the fully tiled family bathroom features a rain shower with modern shower tray complemented by a heated towel rail, promising comforting and relaxing bathing experiences.

The location of this property is an attraction in itself. Being situated in a desirable and sought-after location, it offers fantastic public transport links, is near reputable schools and is within walking distance of local amenities. The green spaces, walking routes and cycling opportunities truly enhance the appeal of the location.

The single garage also has a side door and is approx 5.18 x 2.69 (approx 151 sq feet / 14 sqm)

Viewings are highly recommended for those who are willing to turn this house into a dream home.

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Floor 0 Building 1



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Approximate total area⁽¹⁾

734 ft²

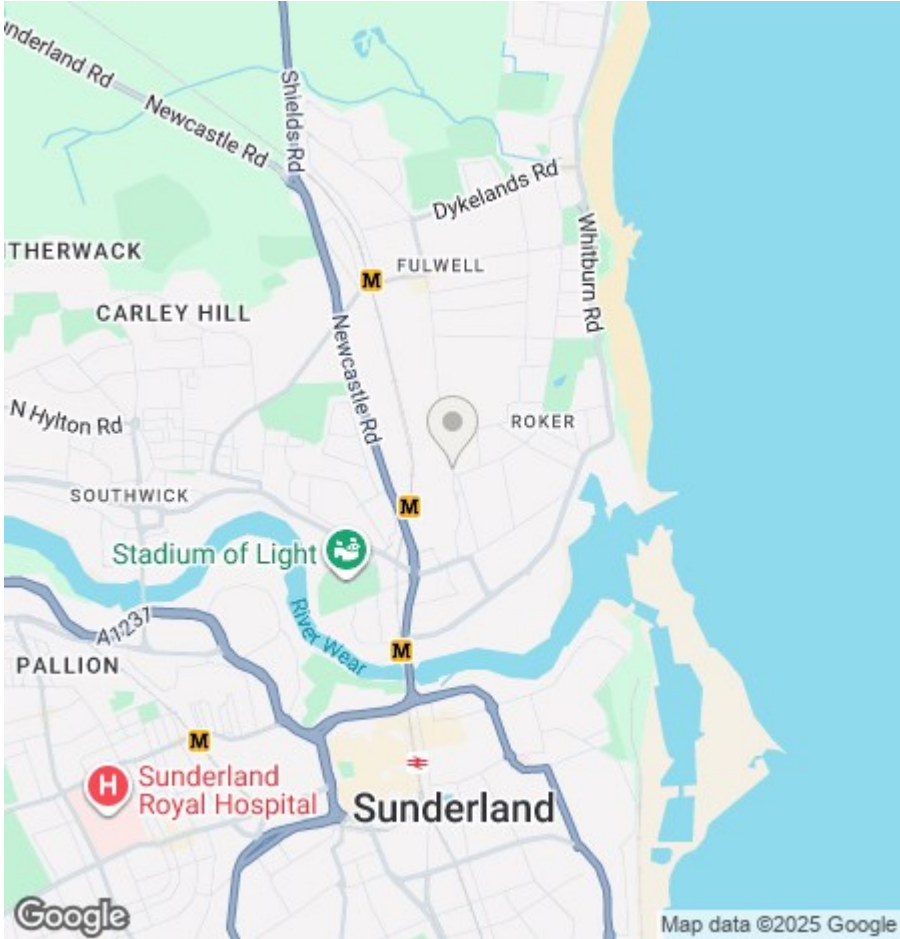
68.1 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

- Entry**
3'2" x 6'5"
- Hallway**
6'0" x 4'1"
- Living Room**
13'6" x 12'5"
- Dining Room**
10'4" x 8'0"
- Kitchen**
10'2" x 7'0"
- Landing**
8'3" x 6'1"
- Bathroom**
6'1" x 6'1"
- Bedroom 1**
12'9" x 8'6"
- Bedroom 2**
9'3" x 9'1"
- Bedroom 3**
9'6" x 6'9"



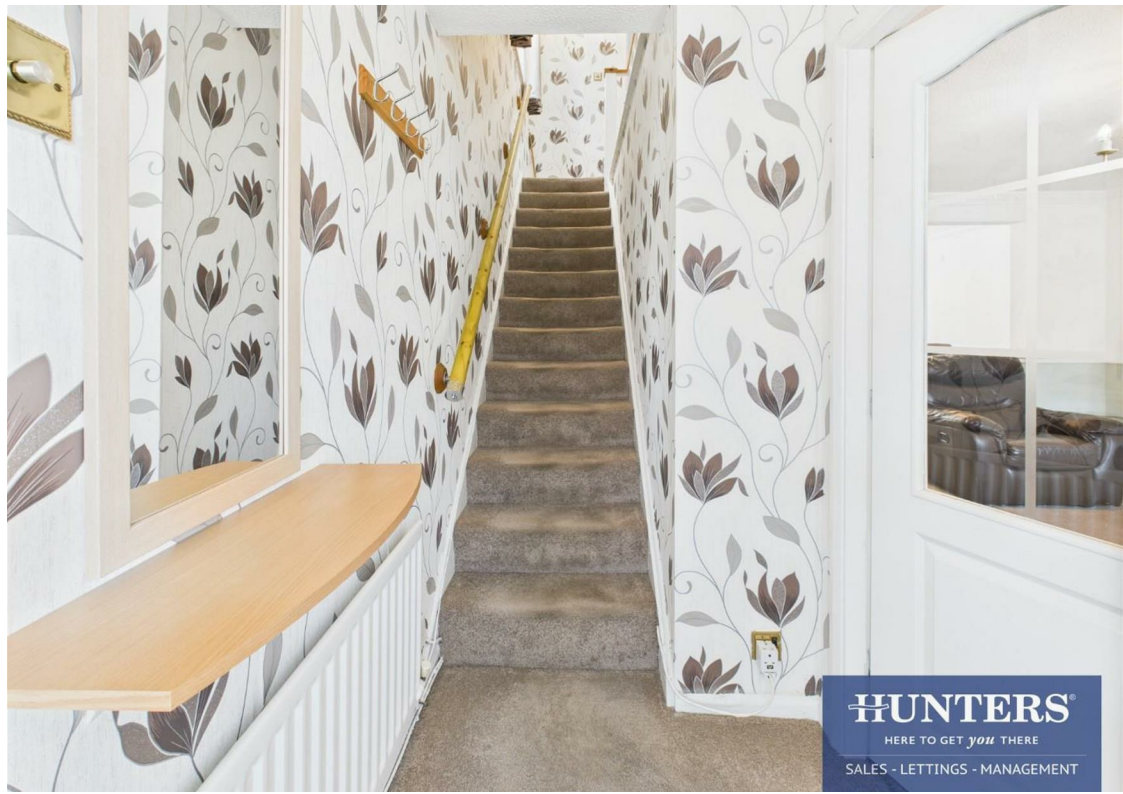
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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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