



Newbury Street, Fulwell, Sunderland, SR5

£149,950

Newbury Street, Fulwell, Sunderland, Tyne & Wear, SR5 1NG



* PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN * 2 BEDROOM * MID-TERRACE * 2 ADDITIONAL LOFT ROOMS * REAR YARD * COUNCIL TAX BAND A * EPC RATING- E*

We are delighted to present this neutrally decorated, two-bedroom terraced cottage for sale, located in a sought-after area renowned for its convenient access to public transport links, excellent nearby schools, local amenities, and picturesque parks. This property is ideal for a wide range of buyers seeking a comfortable and spacious home in a well-connected neighbourhood.

The accommodation comprises a spacious reception room with a high ceiling, creating a welcoming and airy environment perfect for relaxation or entertaining guests. The well-appointed kitchen benefits from an abundance of natural light through large windows, providing a bright and pleasant space and offering generous proportions to accommodate dining or additional storage.

The master bedroom boasts large windows that flood the room with light, enhancing its appeal as a peaceful retreat. The second bedroom, a single, is ideal as a child's room, guest accommodation, or study. The generous bathroom is fitted with both a shower and bath, catering to the needs of modern family living.

Further enhancing the property's versatility are two loft rooms, providing valuable additional space for storage, work, or hobbies. Externally, there is rear yard storage, offering further practicality for busy households.

With its spacious interiors and outstanding location close to essential amenities and transport, this property presents a fantastic opportunity for families looking to settle in a highly desirable community. Early viewing is strongly recommended.



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Entry
2'10" x 4'3"

Hallway
13'0" x 4'4"

Bedroom 1
12'10" x 15'0"

Bedroom 2
10'6" x 7'0"

Living Room
14'2" x 12'2"

Hallway
3'8" x 5'4"

Kitchen
10'4" x 10'10"

Bathroom
5'11" x 12'6"

Landing
4'3" x 2'3"

Loft Room 1
18'2" x 9'8"

Loft Room 2
18'4" x 7'2"



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SALES - LETTINGS - MANAGEMENT

Approximate total area⁽¹⁾

98.5 m²
1061 ft²

Reduced headroom

13.7 m²
148 ft²

(1) Excluding balconies and terraces.

Reduced headroom

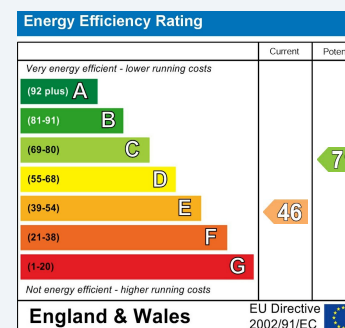
Below 1.5 m/5 ft

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

GIRAFFE360

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.

THINKING OF SELLING? 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.

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.