



Orchard Court, Fulwell, Sunderland, SR6

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Orchard Court, Fulwell, Sunderland, SR6

£165,000

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN • FULWELL SR6 • TOP FLOOR APARTMENT • TWO BEDROOMS • NO ONWARD CHAIN • COUNCIL TAX BAND -B • EPC RATING - B •

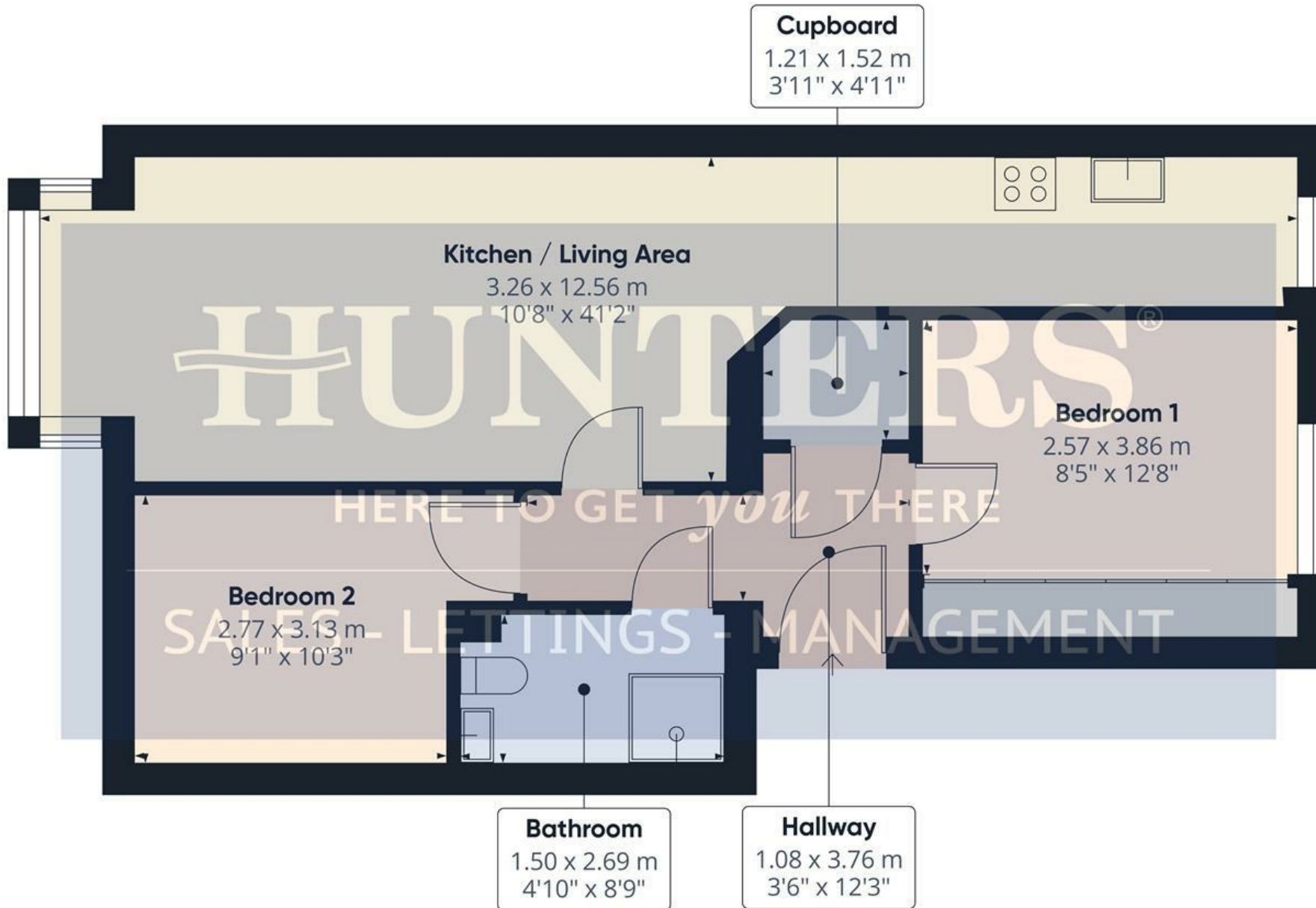
Located in the ever-popular Fulwell area, this beautifully presented two-bedroom apartment is perfect for those seeking a blend of convenience and coastal charm. Ideally positioned within easy reach of the Metro station, the vibrant Sea Road with its array of shops, and a great choice of well-regarded bars and restaurants, this home offers an enviable lifestyle.

The property features two bedrooms, a bathroom with a shower, storage cupboard space and an open plan kitchen/living space.

Presented to a high standard throughout giving a light and spacious feel that can't fail to impress on internal inspection. The picturesque seafront is also just a short stroll away—ideal for beach lovers and those who enjoy scenic walks. Inside, the apartment features a generously sized lounge/diner, double glazing throughout, and efficient combi gas central heating. Residents benefit from secure allocated parking and a safe entry system, with access to the top floor accommodation via a communal staircase.

Offered with no onward chain, this appealing property is likely to attract significant interest. Whether you're stepping onto the property ladder, looking to downsize, or seeking a smart investment, an early viewing is strongly advised to avoid missing out.

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**Approximate total area<sup>(1)</sup>**63.9 m<sup>2</sup>  
688 ft<sup>2</sup>

(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

**Hallway**

3'6" x 12'4"

**Bedroom 1**

8'5" x 12'7"

**Bedroom 2**

9'1" x 8'9"

**Bathroom**

4'11" x 8'9"

**Kitchen/Living Room**

10'8" x 41'2"

**Cupboard**

3'11" x 4'11"

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	