



Chapman Street, Fulwell, SR6

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## Chapman Street, Fulwell, SR6

### Offers In The Region Of £260,000

For sale: a spacious semi-detached house in the highly sought-after Fulwell area of Sunderland, offering four bedrooms plus a sauna room with potential to create a fifth bedroom, making it an excellent choice for growing families and a wide range of buyers. The property is available with no onward chain, presenting an excellent opportunity for those seeking a straightforward move.

The ground floor features a welcoming reception room with large triple-glazed windows, a fireplace and useful under-stairs storage, creating a comfortable and practical living space. To the rear, the kitchen/dining room enjoys excellent natural light and is fitted with Karndean LVT flooring, ample dining space, an integrated fridge, freezer, washing machine, dishwasher and induction hob. The kitchen opens into a generous sunroom overlooking the rear garden, providing an additional reception area perfect for relaxing or entertaining. Also on the ground floor is a fully tiled bathroom featuring a walk-in shower and heated towel rail.

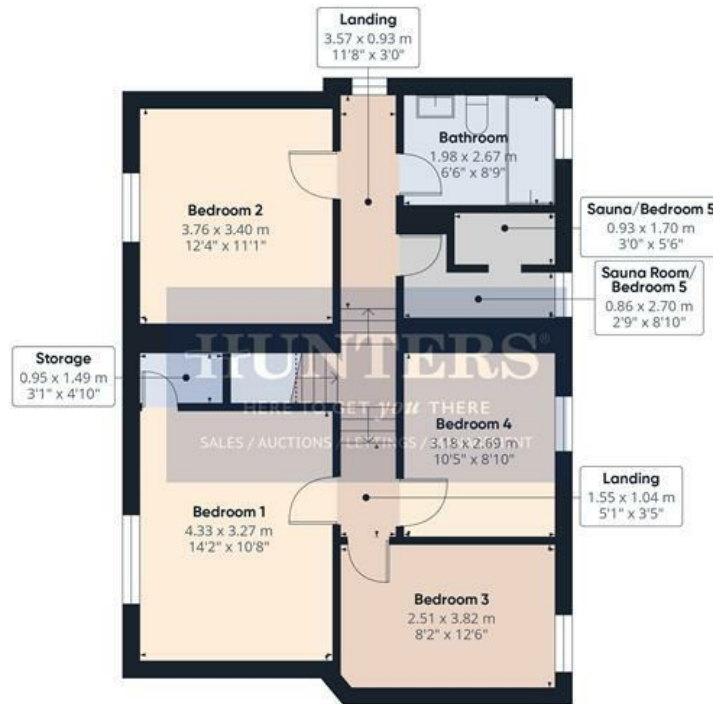
On the first floor, there are four double bedrooms and one single bedroom, offering versatile accommodation for family life, home working or guest space. The large master bedroom benefits from a hidden storage room, while one of the double bedrooms is currently utilised as a home office. The property also retains a functioning sauna room, which offers additional flexibility and could be converted into a fifth bedroom if desired. A second fully tiled bathroom is located on the first floor and features a freestanding bath and heated towel rail.

Externally, the property enjoys a large block-paved driveway providing ample off-street parking, together with a large single garage featuring an electric roller shutter and an EV charging point. To the rear, there is an attractive garden with paved and gravelled areas, complemented by useful outbuildings providing additional storage space.

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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

145.6 m<sup>2</sup>

1566 ft<sup>2</sup>

(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

**Entry**  
5'4" x 3'4"

**Hallway**  
4'11" x 3'10"

**Living Room**  
15'6" x 14'4"

**Kitchen/Dining Room**  
26'1" x 8'8"

**Bathroom**  
6'10" x 7'1"

**Sunroom**  
15'1" x 7'4"

**Landing**  
5'1" x 3'4"

**Bedroom 1**  
14'2" x 10'8"

**Storage**  
3'1" x 4'10"

**Bedroom 2**  
12'4" x 11'1"

**Landing**  
11'8" x 3'0"

**Bedroom 3**  
8'2" x 12'6"

**Bedroom 4**  
10'5" x 8'9"

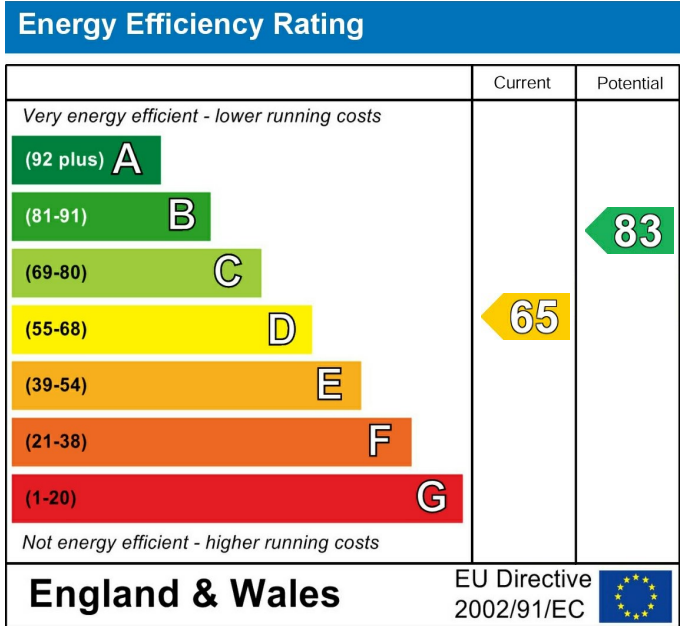
**Sauna/Bedroom 5**  
3'0" x 5'6"

**Sauna Room/Bedroom 5**  
2'9" x 8'10"

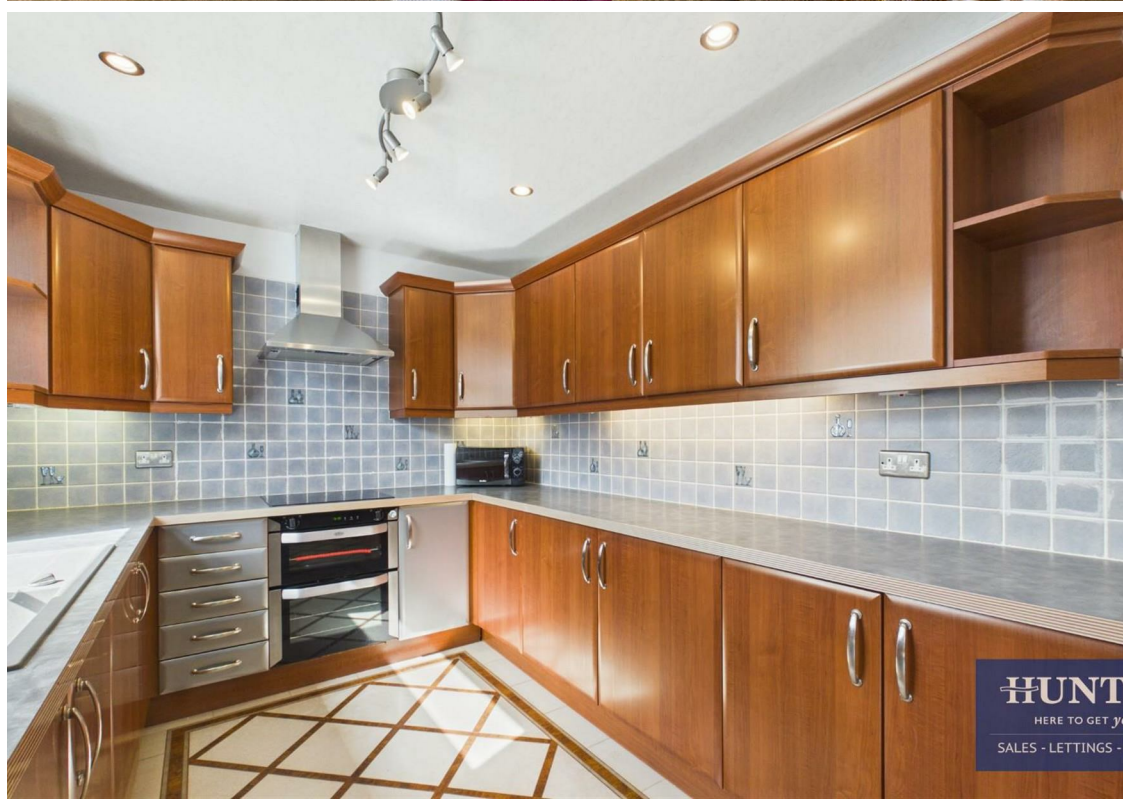
**Bathroom**  
6'5" x 8'9"

**Garage**

13'5" x 16'3"



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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