



Dent Street, Fulwell, SR6

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Dent Street, Fulwell, SR6

Offers In The Region Of £169,950

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS \* 2 BEDROOM \* FREEHOLD \* TERRACED COTTAGE \* COUNCIL TAX BAND A \* EPC RATING D \*

This terraced house is offered for sale in the popular Fulwell area of Sunderland, close to Sea Road and the sea front. The property provides two bedrooms, two reception rooms, one bathroom and one kitchen, presented in excellent condition throughout.

To the front, the main living room features large windows, a fireplace with log burning stove, and built-in LED-lit cabinets. It leads naturally into an open-plan living/dining space, providing flexibility for seating and dining arrangements. The dining room room offers access to the rear yard, useful under-stairs storage and additional built-in cabinets.

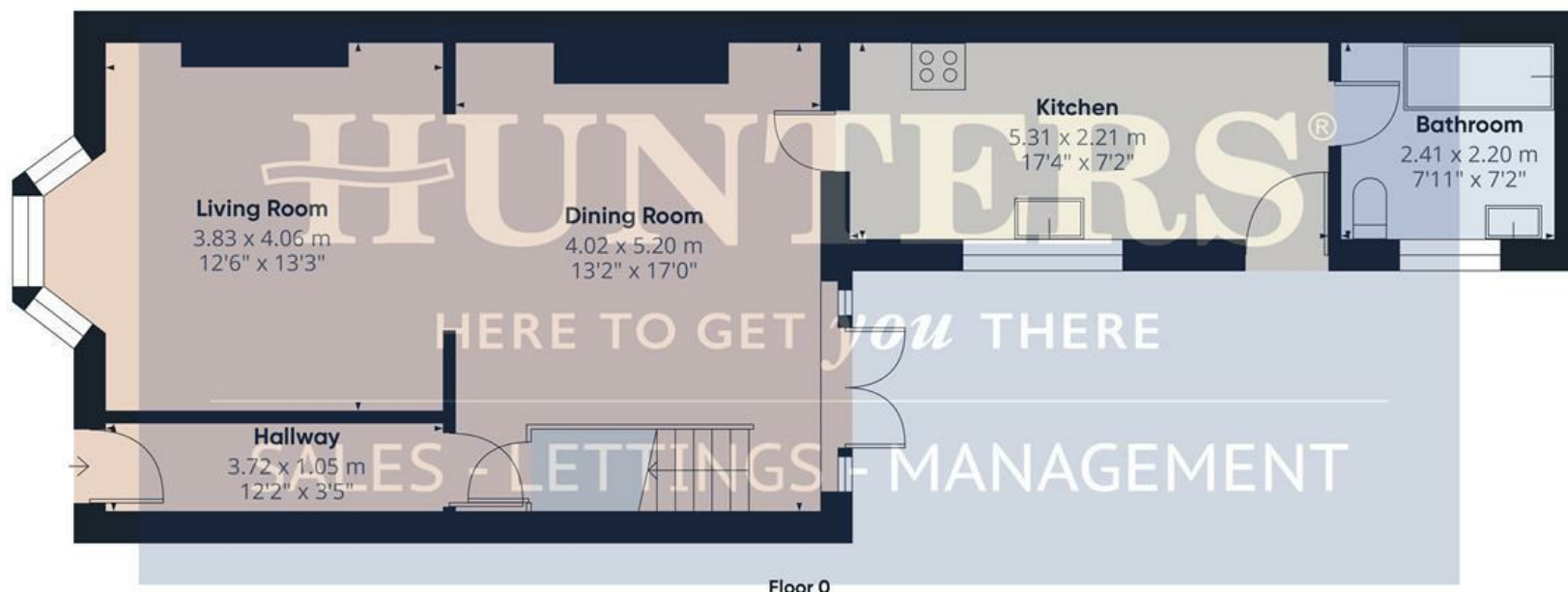
The kitchen benefits from a raised ceiling, Velux windows and good natural light, complemented by sleek modern units and generous storage. The bathroom is fully tiled with a modern finish and includes a heated towel rail.

Upstairs, the master bedroom includes built-in wardrobes, while the second bedroom is a double, also with built-in wardrobes, offering practical fitted storage.

The location places the property within easy reach of Sea Road's local shops, cafés and everyday amenities, as well as the seafront at Roker and Seaburn, known for their promenades, beaches and coastal walks. Nearby schools serve the area, making the house suitable for families and a wide range of buyers.

Overall, this two-bedroom terraced house combines well-planned accommodation, modern fittings and a coastal location close to local amenities and transport.

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

85.6 m<sup>2</sup>

922 ft<sup>2</sup>

**Reduced headroom**

5.1 m<sup>2</sup>

55 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

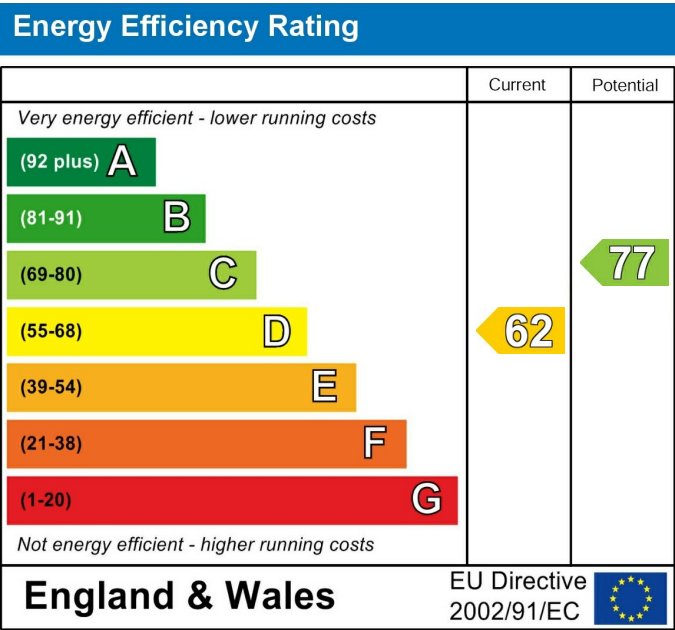
..... Below 1.5 m/5 ft

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

GIRAFFE360



- Hallway**  
12'2" x 3'5"
- Living Room**  
12'6" x 13'3"
- Dining Room**  
13'2" x 17'0"
- Kitchen**  
17'5" x 7'3"
- Bathroom**  
7'10" x 7'2"
- Landing**  
2'11" x 2'11"
- Bedroom 1**  
11'10" x 10'0"
- Bedroom 2**  
8'3" x 15'3"



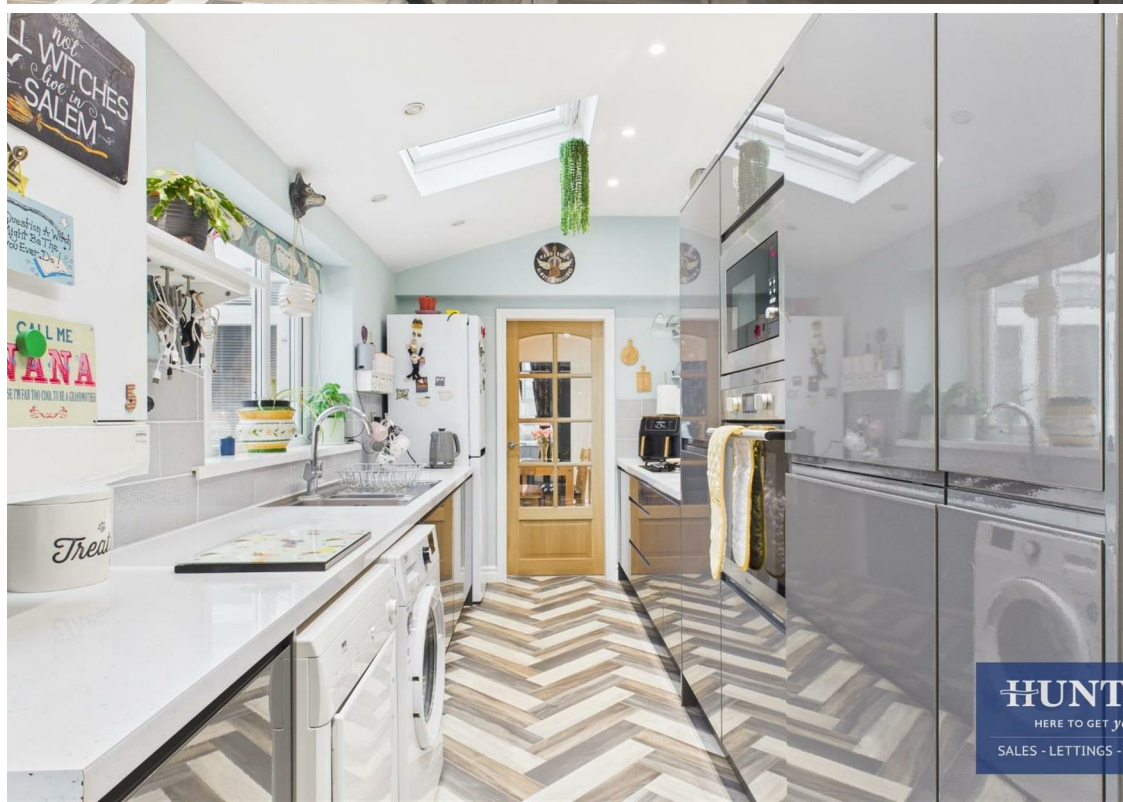
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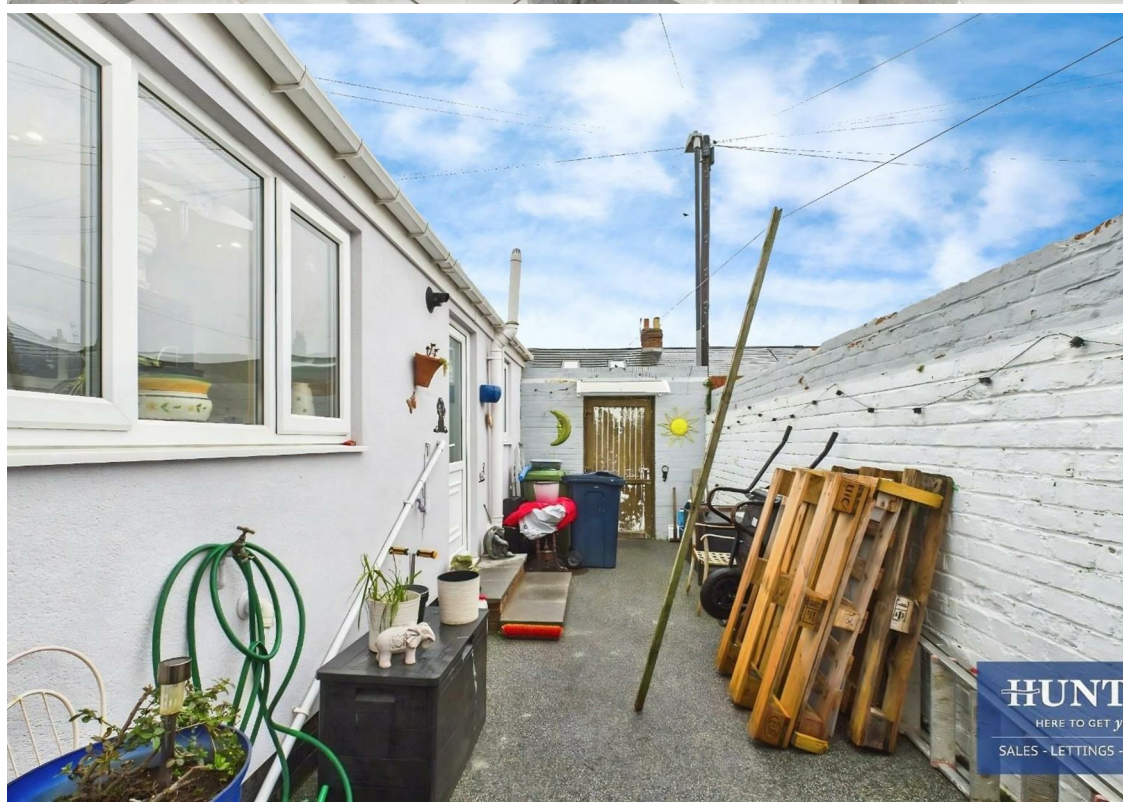
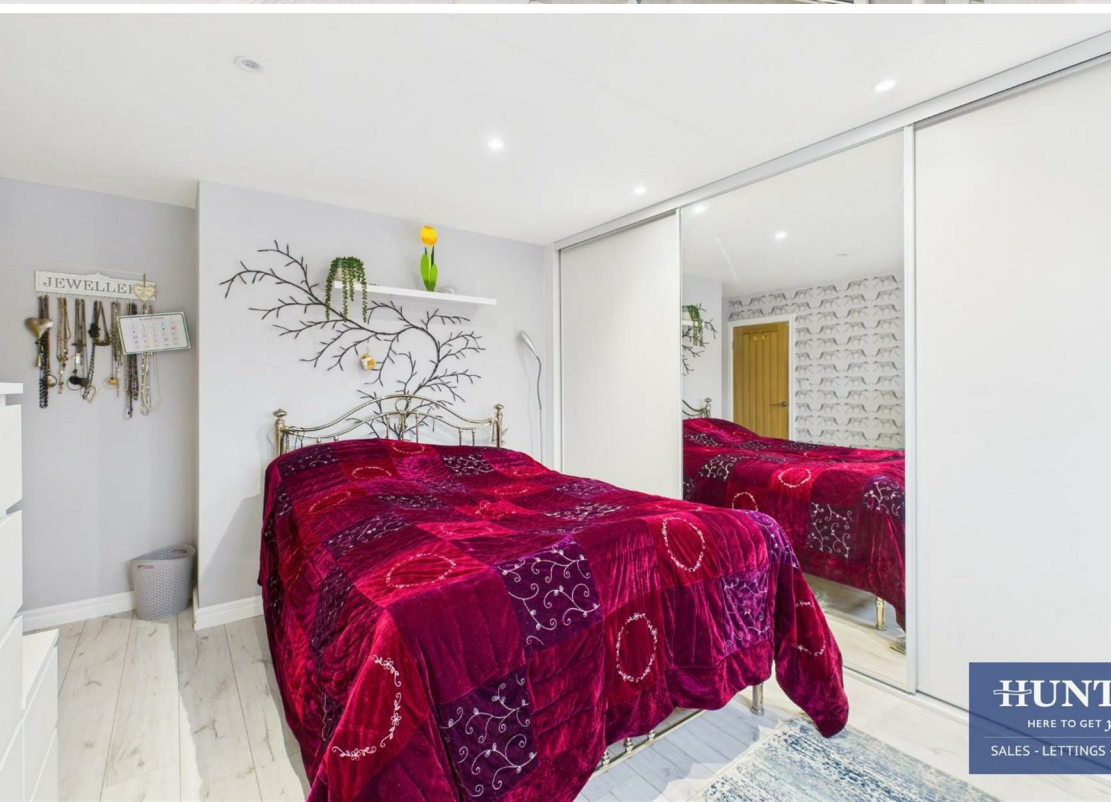
















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