



Atkinson Road, Fulwell, SR6

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## Atkinson Road, Fulwell, SR6

### Offers In The Region Of £195,000

This two-bedroom terraced house is offered for sale in good condition in the popular Fulwell area of Sunderland, close to the coast and a range of local amenities.

The ground floor provides two reception rooms: a living room with large windows allowing for good natural light, and a well-presented dining room offering a separate space for meals and entertaining. The efficient, well laid out kitchen is designed to maximise the available space, providing a practical area for everyday cooking.

On the first floor, there are two bedrooms. The large master bedroom comfortably accommodates a super king bed and benefits from large windows and built-in storage. The second bedroom is a double, also with built-in storage, making effective use of the room. The bathroom features a practical layout with a tiled feature wall with an attractive vanity unit, bath and a herringbone-style floor. The loft is boarded out, offering additional useful storage space.

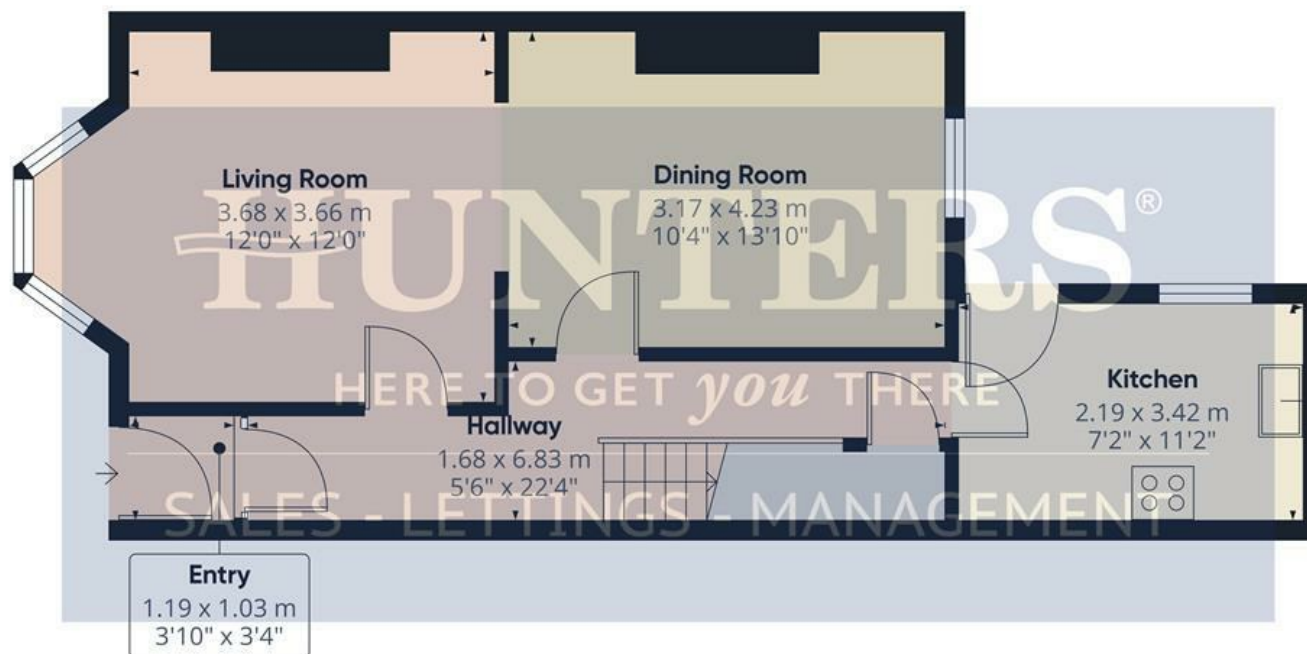
The rear yard offers a generous, well-proportioned space that's perfect for outdoor entertaining or relaxing with family. Thoughtfully laid out and easy to maintain, it provides a versatile extension of the home's living area.

Fulwell is well regarded for its nearby schools, local shops and general amenities. Roker and Seaburn seafronts are within easy reach, providing coastal walks, beaches and open spaces. Nearby parks offer further green space for recreation. The local high street in Fulwell and surrounding areas provides supermarkets, cafés and everyday services.

This property will particularly appeal to a wide range of buyers, seeking a two-bedroom terraced house in a sought-after coastal location with access to schools, shops and public transport.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788  
sunderland@hunters.com | [www.hunters.com](http://www.hunters.com)





Floor 0



Floor 1

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

89.4 m<sup>2</sup>

962 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.

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**Entry**  
3'10" x 3'4"

**Hallway**  
5'6" x 22'4"

**Living Room**  
12'0" x 12'0"

**Dining Room**  
10'4" x 13'10"

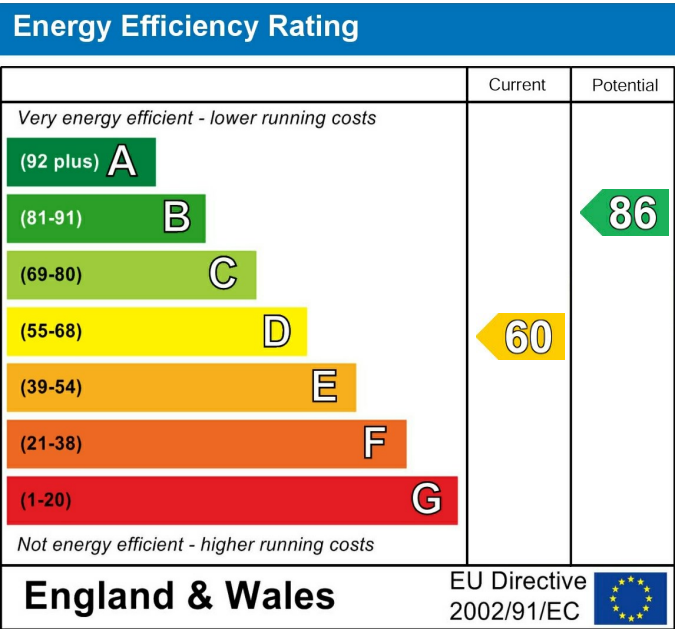
**Kitchen**  
7'2" x 11'2"

**Landing**  
3'9" x 10'0"

**Bedroom 1**  
15'0" x 12'2"

**Bedroom 2**  
9'4" x 13'10"

**Bathroom**  
7'1" x 11'4"



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.



