



Orchard Court, Fulwell, Sunderland, SR6

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# Orchard Court, Fulwell, Sunderland, SR6

Asking Price £155,000

Welcome to this exquisite two-bedroom luxury Third-floor apartment located in the desirable Orchard Court, Fulwell, Sunderland. Spanning an impressive 674 square feet, this purpose-built flat offers a perfect blend of modern living and comfort.

As you enter, you are greeted by a spacious reception room that seamlessly flows into an open-plan kitchen and dining area, ideal for both entertaining guests and enjoying quiet family meals. The kitchen is well-equipped, providing a stylish and functional space.

The apartment boasts two generously sized double bedrooms, each thoughtfully designed with fitted wardrobes, ensuring ample storage space while maintaining a clean and tidy aesthetic. The well-appointed bathroom completes the living space.

One of the standout features of this property is the allocated parking for one vehicle, a rare find in such a sought-after location. This convenience adds to the overall appeal, making daily life that much easier.

Orchard Court is situated in a vibrant community, with local amenities, parks, sea front, and transport links all within easy reach. This apartment is perfect for professionals, couples, or small families looking for a stylish and comfortable home in Sunderland.

In summary, this two-bedroom luxury apartment in Orchard Court presents an excellent opportunity for those seeking a modern lifestyle in a prime location. Do not miss the chance to make this beautiful flat your new home.

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

62.6 m<sup>2</sup>

674 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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### Hallway

12'5" x 3'2"

This welcoming hallway provides access to the main areas of the property, featuring light walls and carpeting that create a bright and neutral backdrop. It offers a practical space that links the bedrooms, bathroom, and the open-plan kitchen and living area, setting a calm and inviting tone upon entry.

### Kitchen / Living Area

38'3" x 11'2"

This functional kitchen and living area extends a warm and inviting atmosphere, illuminated by natural light from windows at both ends. The living space is generous enough for comfortable seating and relaxation, with neutral carpeting and soft grey walls enhancing its calm feel. The kitchen is fitted with light wood cabinetry and ample countertop space, featuring a gas hob, oven, and stainless steel sink, with tiled flooring that contrasts with the carpet for practical use. This versatile area is ideal for both everyday living and entertaining guests.

### Bedroom 1

12'8" x 10'6"

This bright bedroom features a large window that fills the room with natural light and frames pleasant views outside. It is thoughtfully arranged with a fitted wardrobe along one wall, providing excellent storage while maintaining a sleek, modern look with white gloss doors and black trim. The soft grey carpeting and white walls create a restful, neutral space complemented by a classic chandelier-style light fitting. A compact workspace is conveniently positioned by the window, offering a comfortable spot for study or work.

### Bedroom 2

10'3" x 8'9"

Enjoying a peaceful aspect, this cosy bedroom is filled with natural light from a skylight window, enhancing the soft neutral decor and light carpeting. It benefits from built-in wardrobes and a chest of drawers which frame the window space neatly, providing handy storage without encroaching on the floor area. The room's layout offers a quiet, comfortable retreat, ideal for rest or as a secondary bedroom or study.


### Bathroom

8'9" x 5'2"

The bathroom is fitted with a modern white suite including a bath with a glass shower screen, a pedestal basin, and a close-coupled toilet. The walls are fully tiled in cream tiles accented with a decorative border, creating a clean and fresh environment. A mirrored cabinet and a heated towel rail add practicality to this well-appointed space,

This online information is 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.

## 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	





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