



Lee Street, Fulwell, SR6

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

Lee Street, Fulwell, SR6

Offers In The Region Of £139,950

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New to the market, a one-bedroom terraced house in Sunderland, presented in good condition and well suited to buyers looking to be close to local amenities.

Inside, the bedroom/living room enjoys high ceilings, period coving and large windows, creating a bright and versatile main space. An attractive fireplace adds a focal point and character. The modern kitchen includes a useful breakfast area, offering room for informal dining and day-to-day family life. The bathroom is well specified, with a bath, walk-in shower and heated towel rail. In addition, the property benefits from a loft room currently used as a bedroom, providing extra flexibility for sleeping, working from home or storage. Off-street parking is available at the rear of the property.

The house is set in a sought-after part of Sunderland, within easy reach of nearby parks and local amenities, including shops, cafés and everyday services. Sunderland city centre and the seafront at Roker and Seaburn are accessible by local bus routes, offering a range of shopping, leisure and dining options.

This terraced house offers a practical layout, good condition throughout and a handy location for accessing schools, green spaces and the wider North East.

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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
75.1 m<sup>2</sup>  
809 ft<sup>2</sup>

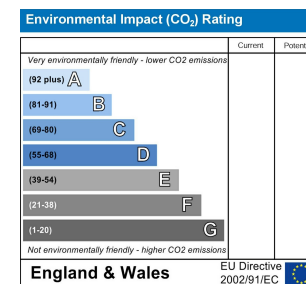
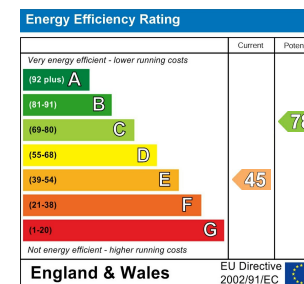
**Reduced headroom**  
5.4 m<sup>2</sup>  
58 ft<sup>2</sup>

(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**  
3'4" x 2'9"

**Hallway**  
3'4" x 14'5"

**Living Room/Bedroom**  
12'2" x 14'6"

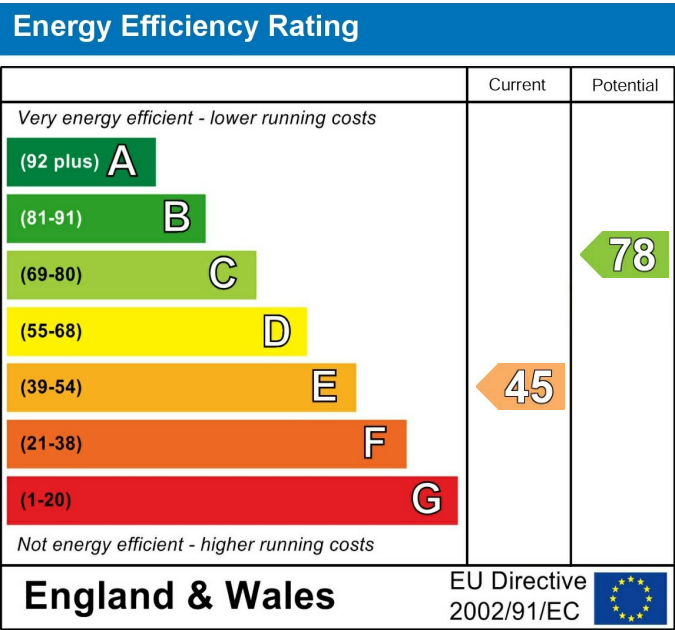
**Living Room**  
12'7" x 12'10"

**Kitchen**  
7'2" x 12'7"

**Bathroom**  
7'2" x 9'10"

**Hallway**  
3'1" x 3'0"

**Loft Room**  
14'11" x 15'4"



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.



