
Newbury Street, Fulwell, SR5
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# Newbury Street, Fulwell, SR5

## £130,000

* 2 BEDROOM * TERRACED COTTAGE * FREEHOLD * NO ONWARD CHAIN * COUNCIL TAX BAND A *

This two-bedroom terraced house in Fulwell, Sunderland, offers a practical layout and a convenient location, making it an excellent opportunity for first-time buyers, families and investors alike.

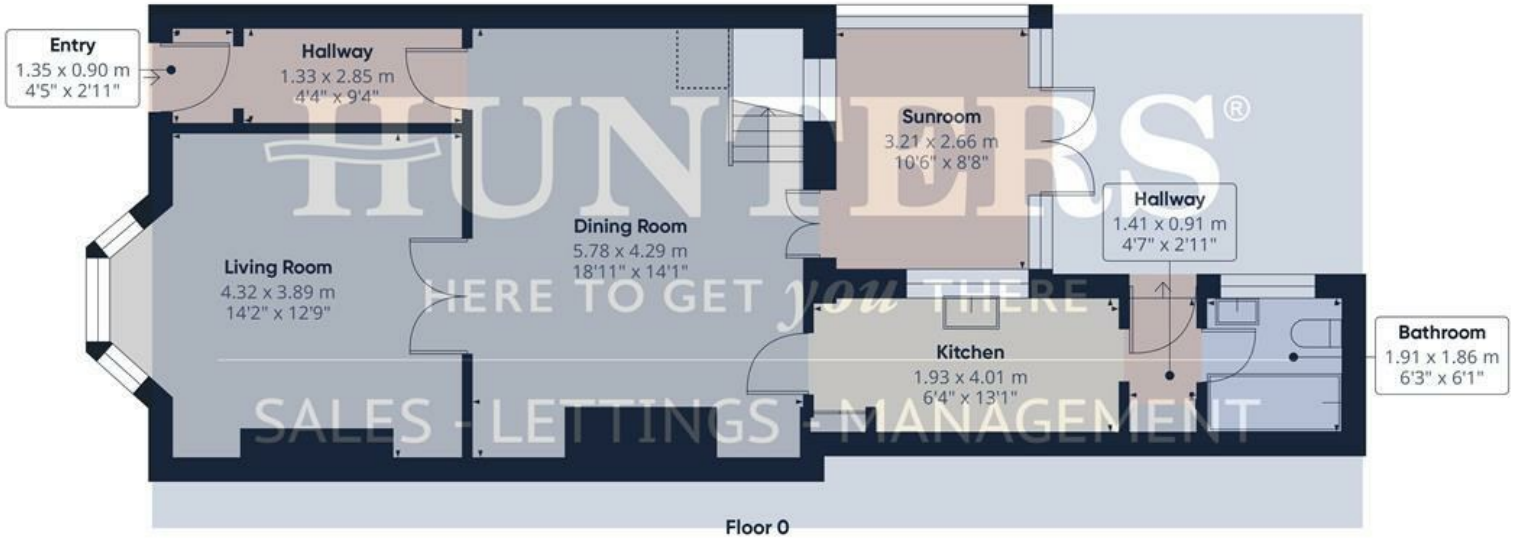
The ground floor features two reception rooms, both benefiting from high ceilings that create a bright and spacious feel. The living room includes large windows, a fireplace and attractive period coving, while the separate dining room also features a fireplace and provides access to the first floor. Leading off the dining room is a sunroom, offering a versatile additional seating or relaxation space. The ground floor bathroom is fully tiled and fitted with a bath.

Upstairs, the property offers a generous double bedroom and a further single bedroom, along with a useful storage room. The home also benefits from solar panels and an outbuilding, providing valuable additional storage or hobby space.

The property is well maintained throughout but offers scope for some modernisation, allowing buyers to add their own style and personal touch.

Fulwell is a popular residential area of Sunderland, well regarded for its range of local amenities, cafés and shops found along the nearby high streets. The area is also conveniently located for local schools, making it ideal for families.

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Floor 0




Floor 1




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**Approximate total area**(1)

94.6 m²

1019 ft²

**Reduced headroom**

9.6 m²

103 ft²

(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**
4'5" x 2'11"

**Hallway**
4'4" x 9'4"

**Living Room**
14'2" x 12'9"

**Dining Room**
18'11" x 14'0"

**Sunroom**
10'6" x 8'8"

**Kitchen**
6'3" x 13'1"

**Hallway**
4'7" x 2'11"

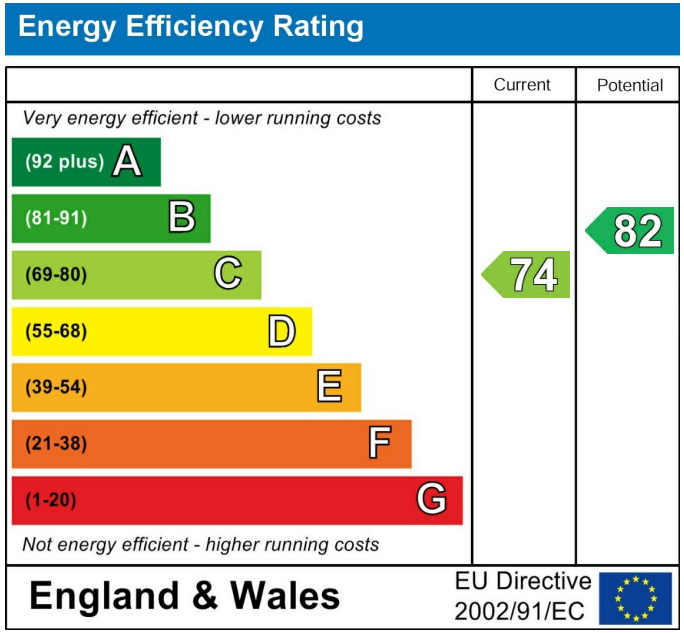
**Bathroom**
6'3" x 6'1"

**Landing**
9'2" x 3'2"

**Bedroom 1**
7'10" x 17'10"

**Bedroom 2**
9'4" x 7'8"

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




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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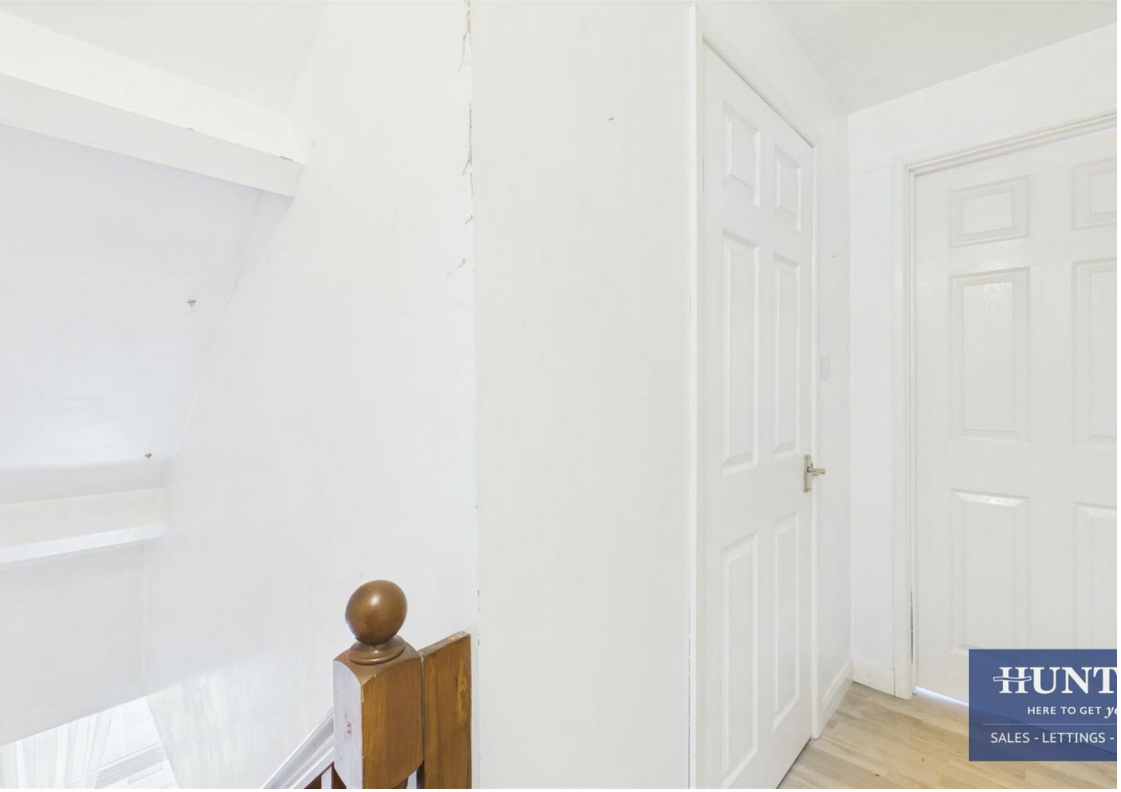

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