



Duke Street North, Fulwell, SR6

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# Duke Street North, Fulwell, SR6

£169,950

\* 3 BEDROOM \* FREEHOLD \* TERRACED \* COUNCIL TAX BAND A \* EPC RATING E \* SR6 \*

This immaculate three-bedroom terraced home is set in one of Sunderland's most sought-after locations, offering easy access to the coast as well as the amenities of the city centre.

The property opens into a bright and elegant reception room, where high ceilings and large windows enhance the sense of space and light. A striking granite fireplace with a steel fireback forms a charming focal point, while oak banisters lead to the upper floor, creating a seamless flow throughout the home. Glass-panelled doors and wooden window shutters feature consistently, lending a stylish and cohesive finish.

To the rear, the contemporary kitchen is both practical and inviting, fitted with sleek black granite worktops, a Belfast sink, and generous window space that fills the room with natural light.

The bathroom is thoughtfully designed, complete with built-in storage, a heated towel rail, a classic roll-top bath, and a tasteful modern suite.

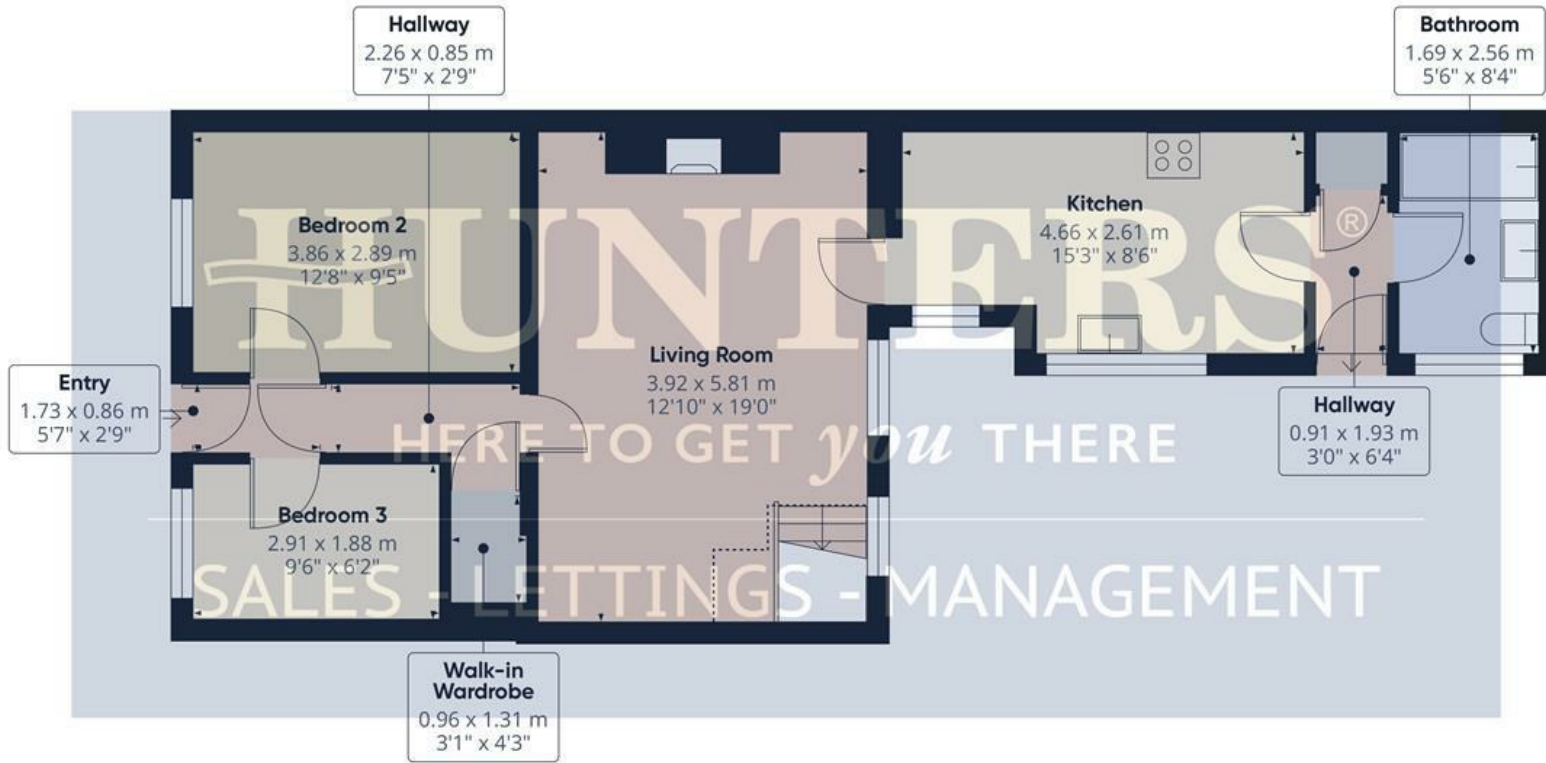
Accommodation comprises three versatile bedrooms: a bright upstairs master bedroom with Velux windows, a spacious ground-floor double bedroom currently used as a dining room, and a single bedroom ideal as a home office. A convenient walk-in wardrobe on the ground floor adds valuable storage space.

Externally, the rear yard is low-maintenance and includes a robust bike shed, ideal for secure storage.

Perfectly positioned, the property is close to well-regarded local schools and benefits from excellent transport links, with regular bus routes providing easy access to Sunderland city centre and the popular coastal area of Roker, known for its cafés, shops, and seaside charm.

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Floor 0



Floor 1



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

79.7 m<sup>2</sup>  
857 ft<sup>2</sup>

**Reduced headroom**

7.2 m<sup>2</sup>  
77 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.

**Entry**  
5'8" x 2'9"

**Hallway**  
7'4" x 2'9"

**Bedroom 2**  
12'7" x 9'5"

**Bedroom 3**  
9'6" x 6'2"

**Walk-in Wardrobe**  
3'1" x 3'8"

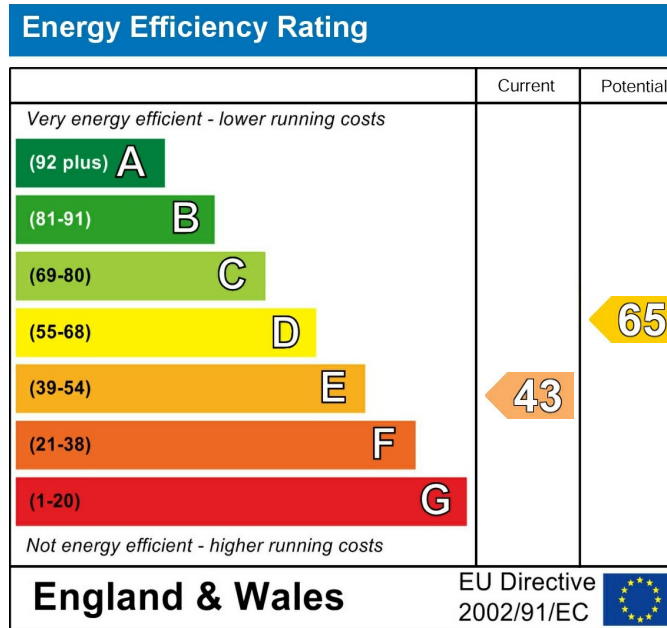
**Living Room**  
12'10" x 19'0"

**Kitchen**  
15'3" x 8'6"

**Hallway**  
2'11" x 6'3"

**Bathroom**  
5'6" x 8'4"

**Bedroom 1**  
12'4" x 17'5"



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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