



Annie Street, Fulwell, Sunderland, SR6

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## Offers In The Region Of £159,950

Located on the charming and popular Annie Street in Fulwell, Sunderland, this delightful terraced house offers a perfect blend of comfort and convenience. Spanning an inviting 576 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a cosy retreat.

Upon entering, you are welcomed into a spacious reception room that serves as a versatile space for relaxation or entertaining guests. The layout is designed to maximise natural light, creating a warm and inviting atmosphere throughout the home. The loft is partially boarded provided ample storage space.

The location on Annie Street is particularly appealing, providing easy access to local shops on Sea Road, schools, and parks, making it a practical choice for everyday living. Sunderland's vibrant community and rich cultural offerings are just a stone's throw away, allowing residents to enjoy the best of city life while still retreating to the tranquillity of their home. The loft is partially boarded provided ample storage space.

This terraced house presents an excellent opportunity for those looking to invest in a property that combines charm, practicality, and a prime location. Whether you are a first-time buyer or seeking a rental investment, this home is sure to meet your needs. Do not miss the chance to make this lovely property your own.



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

53.5 m<sup>2</sup>

576 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**

10'4" x 3'0"

This charming hallway extends 3.17 by 0.92 metres, leading from the entrance and offering a welcoming transition to the rest of the home. Bright and airy, it benefits from natural light and polished wooden floors that create a warm and inviting atmosphere as you move through the property.

**Kitchen**

13'5" x 6'4"

The kitchen is a practical and contemporary space measuring 4.09 by 1.95 metres. It features wooden worktops with matching open shelving that add warmth and character, paired with white cabinetry for a clean finish. Large windows with wooden blinds provide ample natural light, while the layout includes modern appliances and space for essential kitchen tasks and laundry facilities.

**Living Room**

14'4" x 10'9"

The living room offers a cosy and inviting space to relax. It features polished wooden floors and large windows that fill the room with natural light. A chimney breast with a wood-burning stove serves as a charming focal point, providing warmth and character. The space accommodates comfortable seating and blends traditional and contemporary elements.

**Bedroom 1**

11'0" x 14'5"

Bedroom 1 is a spacious and bright room measuring 3.36 by 4.42 metres. It features a bay window that floods the space with natural light and offers views of the front exterior. The room retains original wooden flooring and includes a charming fireplace, creating a warm and homely atmosphere ideal for rest and relaxation.

**Bedroom 2**

11'0" x 6'9"

Bedroom 2 is a smaller, well-proportioned room measuring 3.38 by 2.08 metres. It has a bright, fresh feel with natural light from the window and polished wooden floors. This room could serve perfectly as a child's bedroom, guest room, or a study space, offering versatility to suit your needs.

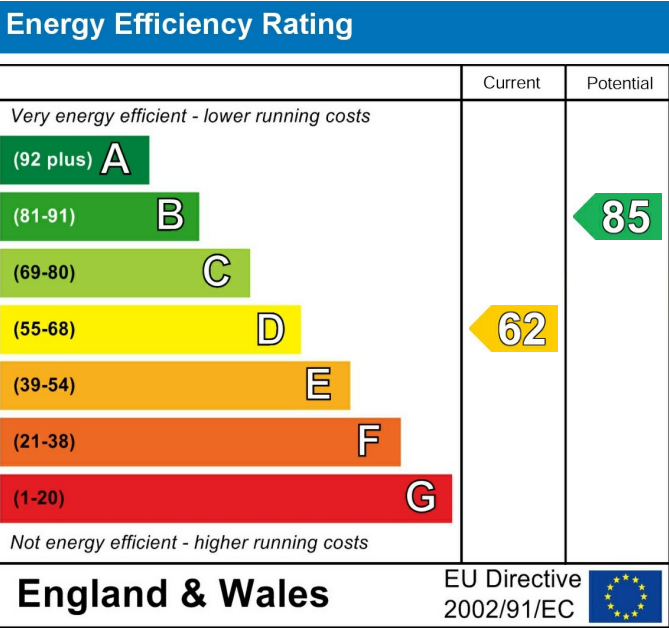
**Bathroom**

5'2" x 6'4"

The bathroom is designed with a modern, clean aesthetic. It features a white suite including a bath with an overhead shower, a wall-mounted sink, and a toilet. The walls are tiled in white, enhancing the bright and fresh feel of the space, with practical storage shelves beside the bath.

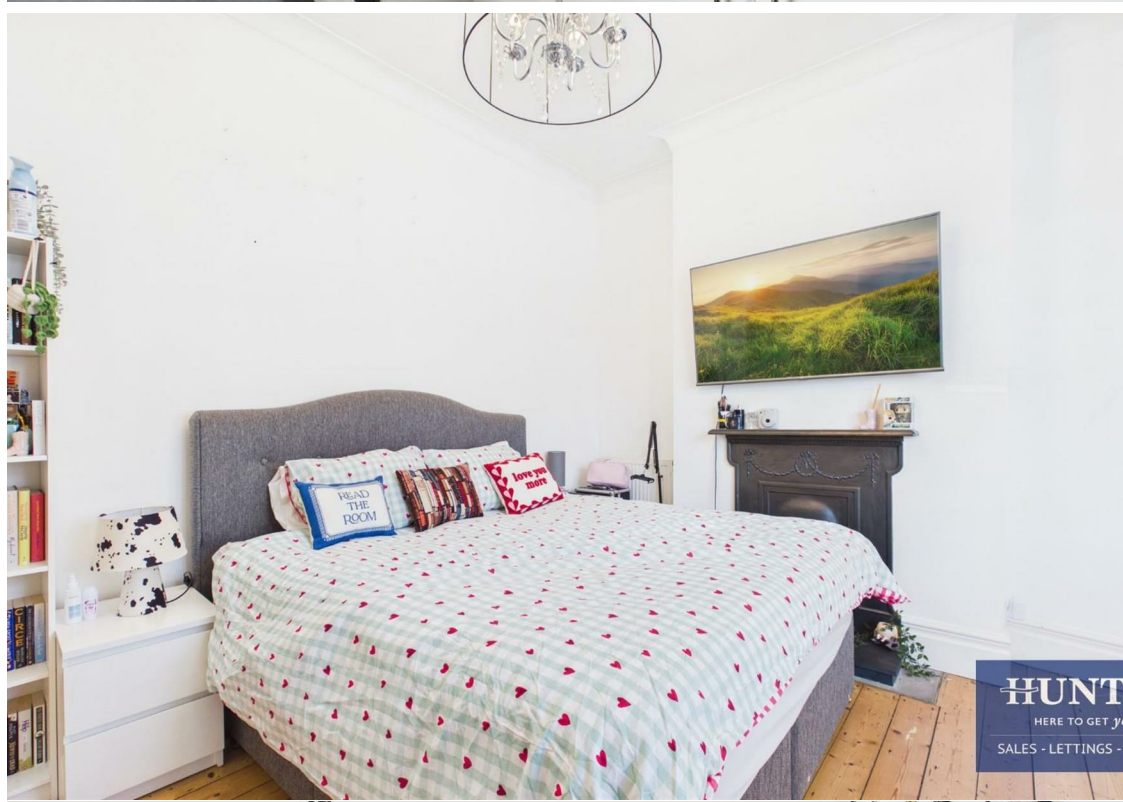
**Rear Garden**

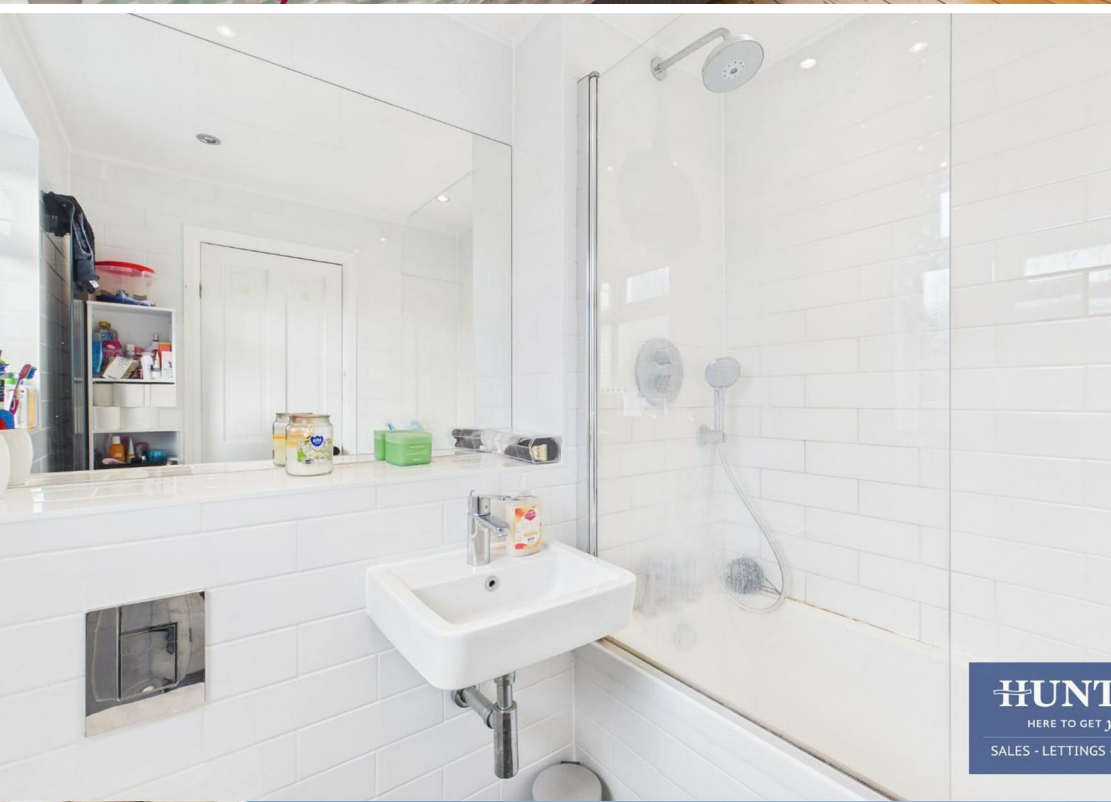
The rear exterior comprises a paved courtyard area enclosed by brick walls, providing a private outdoor space. It features access from the kitchen and ample room for outdoor storage solutions, creating a low-maintenance garden area suitable for dining or relaxing outside.



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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