



Forster Street, Sunderland

£150,000



Tenure: Freehold



Forster Street, Sunderland

DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN * STYLISH TWO BED COTTAGE * REAR YARD * CLOSE TO COAST AND AMENITIES * SPACIOUS THROUGHOUT * COUNCIL TAX BAND - A * EPC - D *

Hunters welcome to the market this superb example of a cottage in the ever popular residential area of Roker.

Perfectly situated within convenient reach of a wide range of local amenities including the stunning coastline and Sunderland City Centre.

Well presented and improved this stylish mid-terraced cottage offers superbly spacious and versatile accommodation throughout.

Featuring two bedrooms, the property also includes a large kitchen and dining area, separate lounge and a superb modern bathroom.

Externally there is a yard to the rear with lawned area, garage door and storage shed.

Sure to appeal to a wide range of buyers.

Viewing comes highly recommended !





Approximate total area⁽¹⁾
804.47 ft²
74.74 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Council Tax: A

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		82	(92 plus) A
(81-91) B			(81-91) B
(69-80) C		64	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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.

THINKING OF SELLING? 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

Viewing

Please contact our Hunters Sunderland Office on 0191 594 7788 if you wish to arrange a viewing appointment for this property or require further information.
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