



**Stansfield Street, Roker, Sunderland, Tyne & Wear, SR6 0JY**

**£149,950**



# Stansfield Street, Roker, Sunderland, Tyne & Wear, SR6 0JY

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN \* TWO BEDROOM COTTAGE \* UTILITY ROOM \* WELL PRESENTED THROUGHOUT \* SOUGHT AFTER LOCATION \* COUNCIL TAX BAND - A \* EPC - TBC \*

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 throughout this double fronted mid-terraced cottage is of a style always in demand.

Featuring two double bedrooms, the property also includes a large lounge and dining area, fitted kitchen, substantial utility space and a modern bathroom.

Externally there is a yard to the rear with patio doors, a decked seating area and storage shed.

Sure to appeal to a wide range of buyers.

Viewing comes highly recommended !







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

997.97 ft<sup>2</sup>  
92.71 m<sup>2</sup>

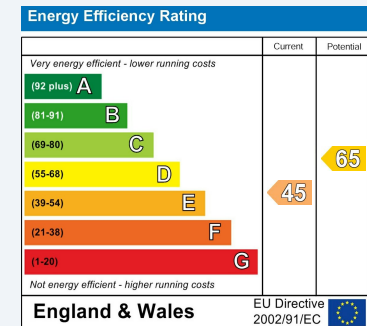
Excluding balconies and terraces

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

GIRAFFE360

## 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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.