



Rosedale Terrace, Sunderland

Offers In The Region Of £159,950



Tenure: Freehold



Rosedale Terrace, Sunderland

DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN * TWO BEDROOM TERRACE * REAR YARD * NO ONWARD CHAIN * CLOSE TO COAST AND AMENITIES * COUNCIL TAX BAND - B * EPC - TBC *

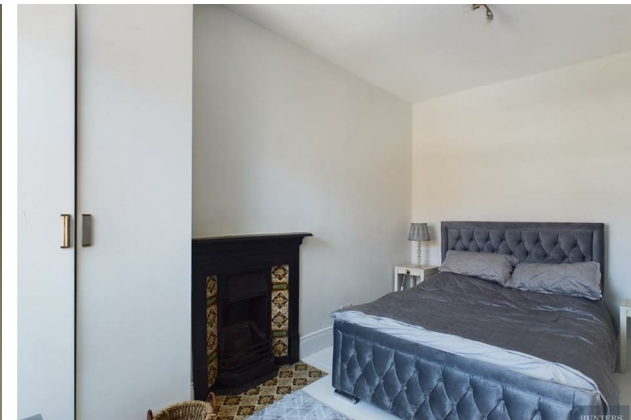
Located in the Rosedale Terrace, Fulwell, Sunderland, this Edwardian terraced house offers huge potential. Boasting original character and charm and perfect for those looking to add their personal touch.

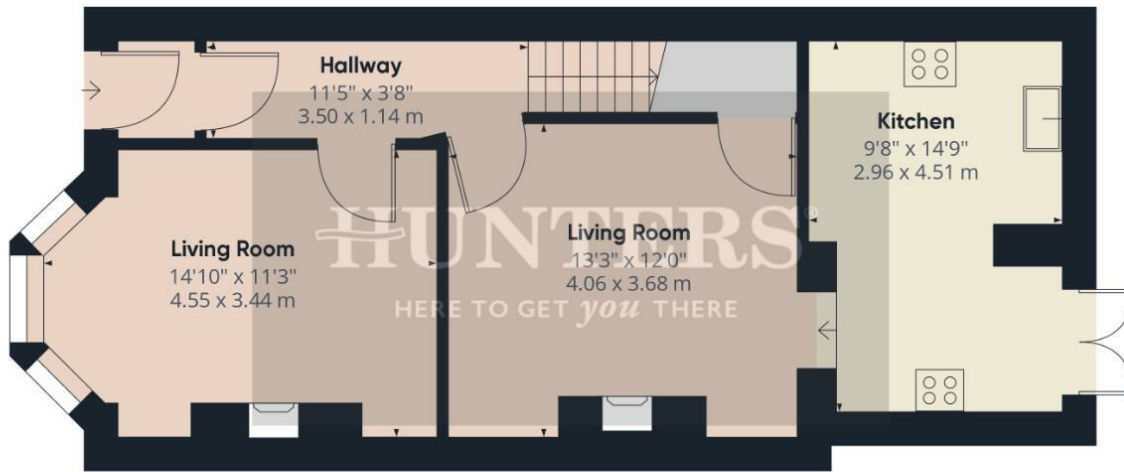
As you step inside, you are greeted by an entrance vestibule leading to a reception hall, two inviting reception rooms, and a fitted kitchen with a dining area. The patio doors add a nice touch and provide a seamless transition to the outdoors space.

Upstairs, you will find two double-sized bedrooms one with potential dressing room / study area and a family bathroom, offering comfort and convenience for everyday living. While the property may require some modernisation, the potential to create your dream home is endless.

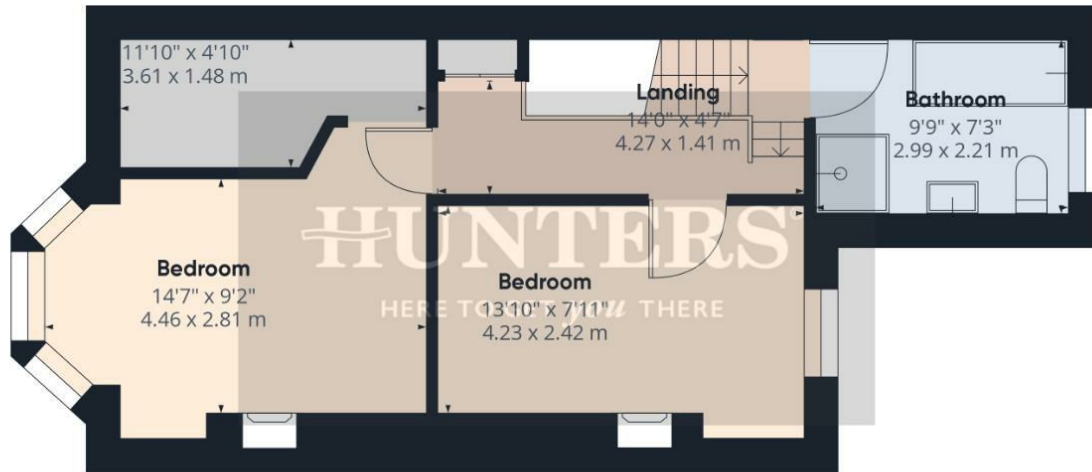
Situated near the Sea Road shopping centre, Seaburn Metro station, and the award-winning Blue Flag beaches, this coastal abode offers the perfect blend of convenience and relaxation. The rear yard provides parking space and a private outdoor area.

With its prime location and undeniable potential, this delightful home is sure to appeal to a wide range of buyers.





Ground Floor



Floor 1

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Approximate total area⁽¹⁾
954.19 ft²
88.65 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: B

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		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(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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