



Brandling Street, Roker, Sunderland, SR6 0LN

Offers In The Region Of £85,000



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DESCRIPTION

* FIRST FLOOR FLAT * THREE BEDROOMS * REAR YARD * SPACIOUS THROUGHOUT * CLOSE TO COAST & AMENITIES * COUNCIL TAX BAND - A * EPC - E *

Hunters are delighted to welcome to the market this three bedroom first floor flat in Brandling Street Roker.

Offering spacious accommodation throughout, this property is sure to appeal to a wide range of buyers including first time buyers and investors.

Located close to the stunning coastline and within easy reach of local supermarkets, bars, restaurants and cafes whilst being particularly convenient for both Seaburn and the Stadium of Light Metro Stations.

Briefly comprising :

Entrance with stairs

Bedroom One - 2.5m x 2.2m

Bedroom Two - 2.8m x 2.2m

Bedroom Three - 4.1m x 4.0m

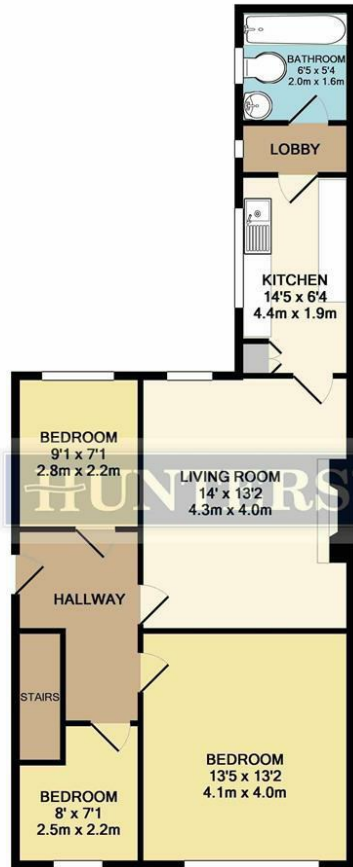
Living / Dining Room - 4.3m x 4.0m

Kitchen - 4.4 x 1.9m

Bathroom - 2.0m x 1.6m

Back Yard





TOTAL APPROX. FLOOR AREA 660 SQ.FT. (61.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

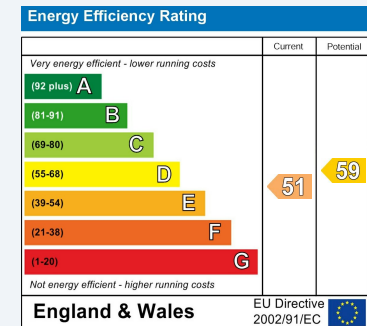
Please contact sunderland@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.

