

**Beatrice Street, Roker, Sunderland, Tyne & Wear, SR6 0JN**



**Asking Price £179,950**



# Beatrice Street, Roker, Sunderland, Tyne & Wear, SR6 0JN

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN \* TWO BEDROOMS \* TWO BATHROOMS \* SR6 \* SUPERBLY PRESENTED \* REAR YARD \* COUNCIL TAX BAND - A \* EPC RATING - E \*

Hunters welcome to the market this charming two bedroom terraced cottage on Beatrice Street, Roker.

As you step inside, you'll be greeted by an impressive entrance hallway that sets the tone for the rest of the cottage.

The two large reception rooms offer versatility in their use and the superbly fitted kitchen with dining space and modern fitted bathroom completes the ground floor.

Venturing upstairs, you'll find a large master bedroom complete with an ensuite for added convenience, as well as a second double bedroom. Outside, the rear courtyard provides a lovely outdoor space.

The proximity to the stunning coast, city centre, excellent amenities, and transport links make this location highly desirable. Additionally, the renowned schools in the area make it perfect for families looking to settle down.

A truly impressive example of its type that seamlessly blends traditional charm and modern touches.

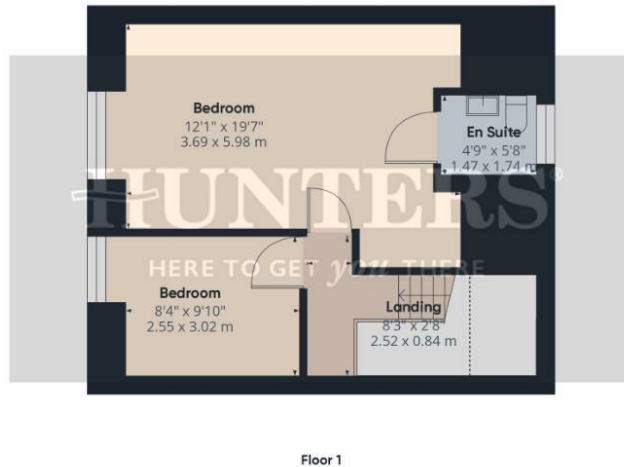
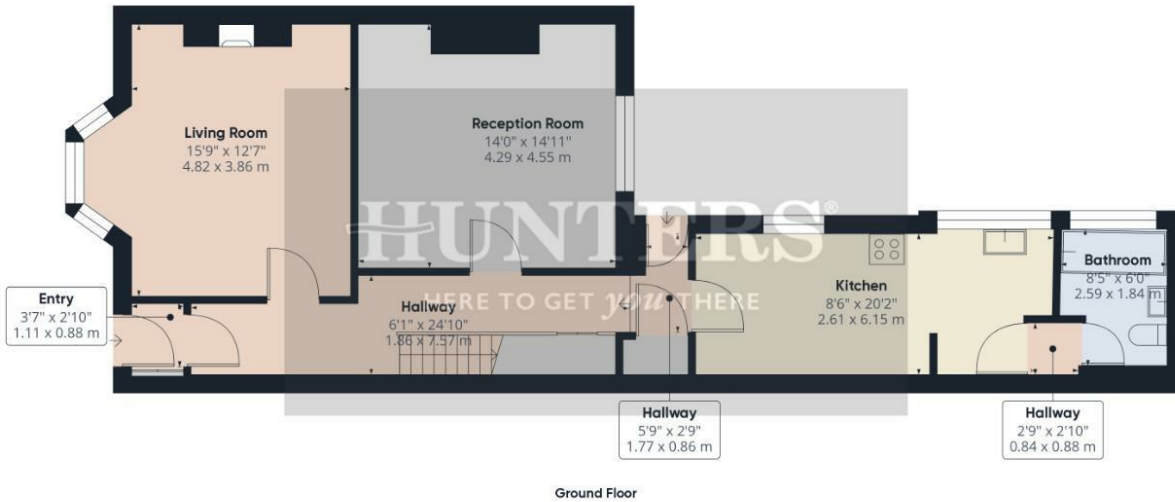
Sure to appeal to a wide range of buyers.

Viewing comes highly recommended.









Approximate total area<sup>(1)</sup>  
1205.76 ft<sup>2</sup>  
112.02 m<sup>2</sup>

Reduced headroom  
0.97 ft<sup>2</sup>  
0.01 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

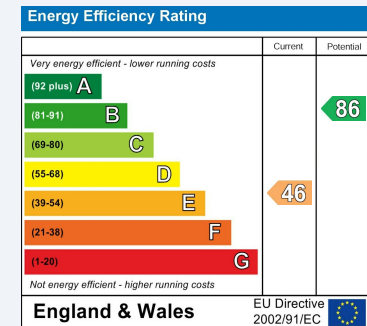
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.