



Otto Terrace, Thornhill, Sunderland, Tyne & Wear, SR2 7LP



Offers In The Region Of £175,000

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DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN * TERRACED PERIOD HOME * FOUR BEDROOMS * TWO BATHROOMS * EXCELLENT LOCATION * COUNCIL TAX BAND - C * EPC RATING - D *

Welcome to Otto Terrace, Sunderland - a charming terraced house offering a fantastic opportunity to own a substantial period property in the sought after residential area of Thornhill. This delightful home boasts 2 reception rooms, 4 bedrooms, and 2 bathrooms.

Situated just outside the bustling city centre, this property provides easy access to a plethora of local amenities, including top-rated schools, making it an ideal choice for families. The convenient location also offers excellent transport links, ensuring you're well-connected to the rest of the city and beyond.

Upon entering, you'll be greeted by a spacious entrance hallway leading to two inviting reception rooms one currently used as a bedroom, a kitchen, utility and bathroom.

Upstairs, you'll find four generously sized bedrooms, providing ample space for the whole family a bathroom and staircase to loft room.

This property gives the opportunity to enhance and add value with your personal touch and offers huge potential.

Externally a rear yard with garage door offers a private outdoor space with room for a car if desired.

Viewing comes recommended !





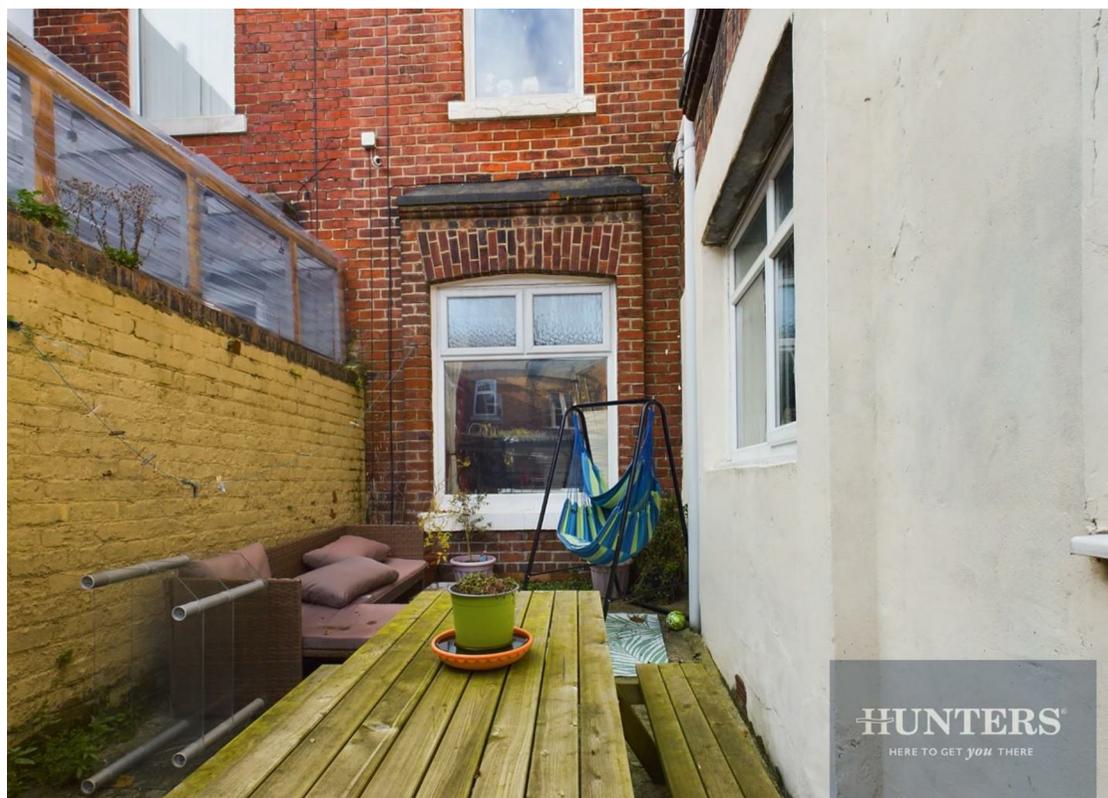
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Approximate total area⁽¹⁾
1877.53 ft²
174.43 m²

Reduced headroom
2896.68 ft²
25 m²

(1) Excluding balconies and terraces

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

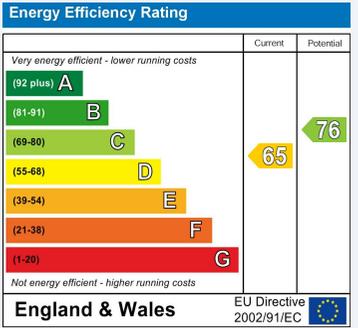
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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, 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.



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