



Ripon Street, Roker, Sunderland, Tyne & Wear, SR6 0LA

£230,000



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DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * SUPERB TERRACED HOME * THREE BEDROOM * THREE RECEPTIONS * LARGE REAR COURTYARD * COUNCIL TAX BAND - A * EPC - TBC *

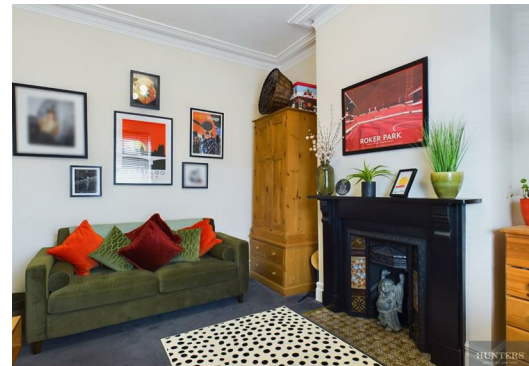
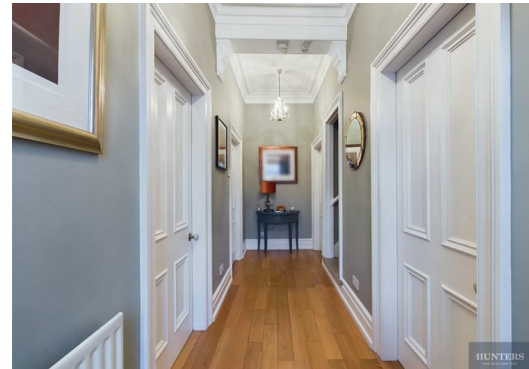
Nestled on Ripon Street in Roker, Sunderland, this delightful mid-terraced dormer cottage is a superb example of modern living infused with character and warmth. This immaculate property offers a spacious yet cosy atmosphere, making it a truly loved home.

Upon entering, you are greeted by a welcoming lobby that leads into a hallway. The ground floor features two separate reception rooms both with feature fireplaces; one serves as a comfortable living room, while the other is currently utilised as a study, perfect for those who work from home. The ground floor also boasts a generous double bedroom, alongside an impressive open-plan living and dining area, complete with a stunning brick fireplace and a cast enamel gas stove, ideal for those chilly evenings.

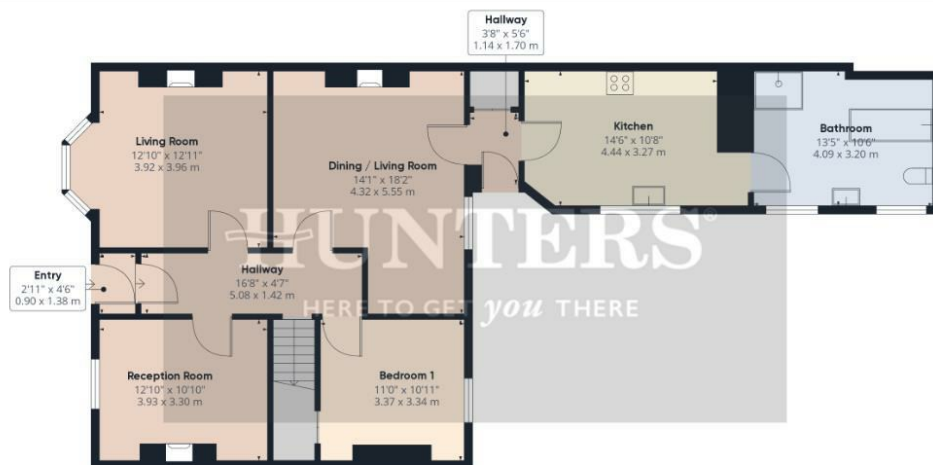
The fitted kitchen flows seamlessly into a grand bathroom, which is a true highlight of the home. It features a walk-in shower, a free-standing bath, a sink, and a toilet, providing both style and functionality. Ascending to the first floor, you will find a light and spacious landing that leads to a large double bedroom and a smaller double, ensuring ample space for family or guests.

This property is ideally located within walking distance to Roker Park, the beautiful coastline, and the marina, making it perfect for those who enjoy outdoor activities. The area is highly sought after, offering an appealing lifestyle with a variety of popular bars, cafes, and restaurants nearby. Excellent transport links further enhance the convenience of this location.

Externally, the cottage boasts a larger-than-average courtyard garden area, complete with a roller shutter for off-street parking, adding to the practicality of this charming home. This property is a must-see for anyone seeking a blend of character, comfort, and modern living in a vibrant community.







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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HERE TO GET *you* THERE

Approximate total area⁽¹⁾

1608.88 ft²
149.47 m²

Reduced headroom

29.47 ft²
2.74 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

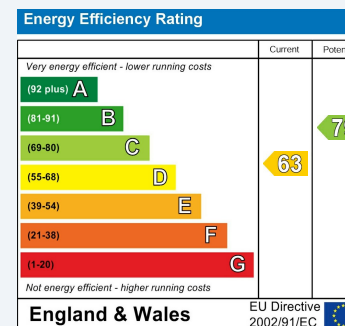
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.