



**Stranton Terrace, Sunderland**

**Offers In The Region Of £155,000**



**Tenure: Leasehold**



# Stranton Terrace, Sunderland

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* THREE BED  
COTTAGE \* SPACIOUS HOME \* COUNCIL TAX BAND - A \* EPC - TBC \*

Nestled in the desirable Stranton Terrace area of Roker, Sunderland, this charming terraced cottage presents a wonderful opportunity for a variety of buyers. The property features two inviting reception rooms alongside three well proportioned bedrooms, catering perfectly to family living.

Upon entering, you are greeted by a welcoming entrance vestibule that leads into a spacious hall. The lounge is a great space, enhanced by patio doors that open onto the rear yard, allowing for a seamless connection between indoor and outdoor living. The fitted kitchen offers ample storage and workspace, and the modern bathroom is thoughtfully designed, featuring a separate shower, bath, and WC.

The rear yard provides a private outdoor space, with a back door exit leading to the back lane.

This property is ideally situated close to the coast, benefiting from a wealth of local amenities, renowned schools, and excellent transport links, making it an attractive location for families.

Available immediately with no onward chain, this home is ready for you to move in and make it your own.

Viewing is highly recommended !







Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>  
1085.73 ft<sup>2</sup>  
100.87 m<sup>2</sup>

Reduced headroom  
53.47 ft<sup>2</sup>  
4.97 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Council Tax: A

## 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 <sub>2</sub> ) Rating		
	Current	Potential		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>			(92 plus) <b>A</b>	
(81-91) <b>B</b>			(81-91) <b>B</b>	
(69-80) <b>C</b>			(69-80) <b>C</b>	
(55-68) <b>D</b>			(55-68) <b>D</b>	
(39-54) <b>E</b>			(39-54) <b>E</b>	
(21-38) <b>F</b>			(21-38) <b>F</b>	
(1-20) <b>G</b>			(1-20) <b>G</b>	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	England & Wales	

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.

11b Sea Road, Fulwell, Sunderland, SR6 9BP

Tel: 0191 594 7788 Email:

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