



Bright Street, Roker, Sunderland, Tyne & Wear, SR6 0JJ

Asking Price £139,950



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DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * TWO BEDROOM COTTAGE * NO ONWARD CHAIN * WELL PRESENTED * COUNCIL TAX BAND -A * EPC RATING - E *

Nestled in Bright Street of Roker, Sunderland, this delightful terraced cottage presents an exceptional opportunity for first-time buyers and those seeking to downsize. The property boasts a stylish décor and a spacious layout, featuring two well-proportioned bedrooms and a modern bathroom that ensures both comfort and convenience.

Upon entering, one is welcomed by an inviting entrance vestibule that leads into a reception hall, setting a warm tone for the home. The front bedroom, enhanced by a bay window, bathes the space in natural light, creating a bright and airy atmosphere. The generous living room serves as a perfect retreat for relaxation, while a sunroom offers a versatile area that can be adapted to suit your needs, whether as a study or a dining space. The well-equipped kitchen completes the internal accommodation, making it ideal for both entertaining guests and everyday living.

Externally, the property features a forecourt at the front and an enclosed rear courtyard, which includes double gate access and a brick-built store, providing ample storage solutions. The cottage is equipped with gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year.

Located at the Fulwell end of Bright Street, this home enjoys easy access to local amenities, including the picturesque Roker Park and the stunning coastline, both just a short stroll away. The convenient proximity to the Stadium of Light Metro and a variety of shops further enhances the appeal of this location.

With no onward chain, this popular coastal street is sure to attract a wide range of buyers. We highly recommend an internal viewing to fully appreciate this lovely home.







(1) Excluding balconies and terraces

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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Viewings

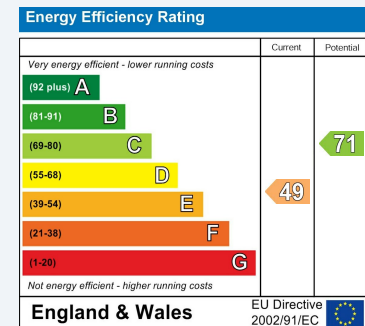
Please contact sunderland@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.