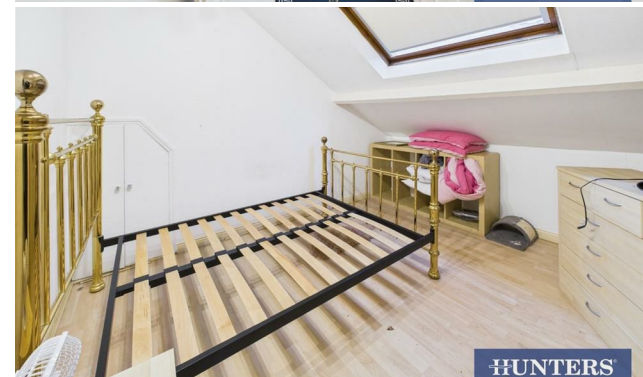




Moreland Street, Sunderland

Offers In The Region Of £152,000



Tenure: Freehold

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HERE TO GET *you* THERE

Moreland Street, Sunderland

DESCRIPTION

PLEASE VIEW FLOORPLAN * FOUR BEDROOM COTTAGE * SPACIOUS * TO BE CLEARED BEFORE PURCHASE * NO ONWARD CHAIN * COUNCIL TAX BAND - A * EPC - D *

Positioned in Moreland Street, Roker, this mid-terrace cottage on Moreland Street presents an excellent opportunity for those seeking a spacious home.

The cottage features four well-proportioned bedrooms, including one conveniently located on the ground floor, making it versatile for a wide range of buyers. The three dormer bedrooms on the upper floor offer ample space and natural light.

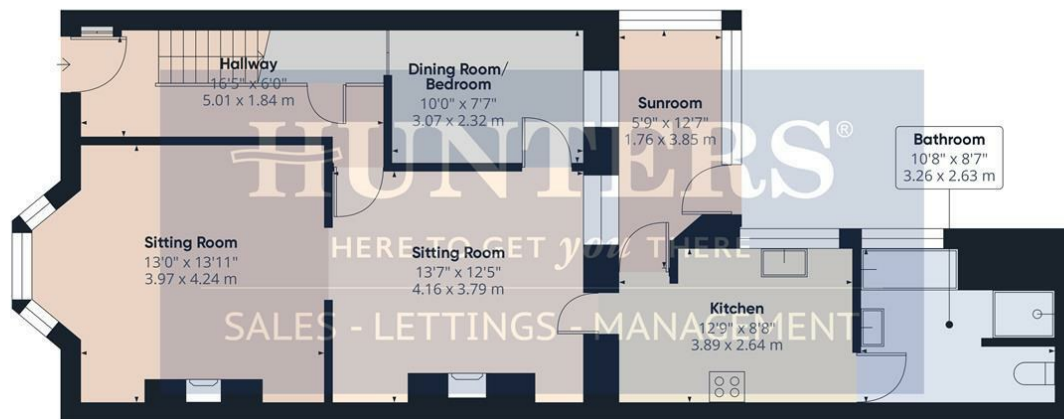
As you enter, you are greeted by a spacious hallway that leads to large living areas, including a sunroom. The kitchen and bathroom spaces are also generously sized, providing a solid foundation for your renovation ideas. While the property does require refurbishment, it could be a blank canvas ready for your personal touch.

Importantly, this cottage comes with no onward chain, allowing for a smooth and straightforward purchase process. Its desirable location near the coast ensures that you are never far from beautiful seaside walks, while excellent transport links and local amenities, including renowned schools, make it a practical choice for families.

With a little vision and effort, this cottage can be transformed into a stunning residence that perfectly suits your lifestyle.

Viewing recommended !





Ground Floor



Floor 1

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Approximate total area⁽¹⁾
1208.8 ft²
112.3 m²

Reduced headroom
104.86 ft²
9.74 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 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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B		81	(81-91) B
(69-80) C			(69-80) C
(55-68) D	60		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
EU Directive 2002/91/EC			EU Directive 2002/91/EC
England & Wales			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:

sunderland@hunters.com <https://www.hunters.com>



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