



Bright Street, Sunderland

Offers In The Region Of £155,000



Tenure: Freehold

HUNTERS®
HERE TO GET *you* THERE

Bright Street, Sunderland

DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * TWO BEDROOM COTTAGE * NO ONWARD CHAIN * SPACIOUS HOME * COUNCIL TAX BAND - A * EPC - TBC *

Hunters welcome to the market this wonderfully spacious mid-terrace cottage on Bright Street, Roker, presenting an excellent opportunity for those seeking a comfortable home in a desirable location. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are greeted by a light and airy hallway that leads from the entry porch. The large front bedroom offers a peaceful retreat, while the inviting living and dining room provides a perfect space for relaxation and entertaining. The extensive galley kitchen is equipped with a good range of cupboards, ensuring ample storage for all your culinary needs.

The second bedroom is versatile and can serve as a guest room, home office, or children's room. The bathroom is thoughtfully designed, featuring a shower bath, WC, and sink, catering to all your daily needs.

Outside, the rear yard is a delightful feature, complete with a roller shutter and a decked area, perfect for enjoying the fresh air or hosting summer gatherings.

This property is ideally situated close to the coast, local parks, and a variety of amenities, ensuring that everything you need is within easy reach. Excellent transport links further enhance the appeal, making commuting a breeze. With no onward chain, this home is ready for you to move in and make it your own.

Offered with no onward chain !

Don't miss the chance to view this lovely cottage in a sought-after area.



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	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(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	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Approximate total area⁽¹⁾
722.8 ft²
67.15 m²



(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.

GIRAFFE360

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>



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