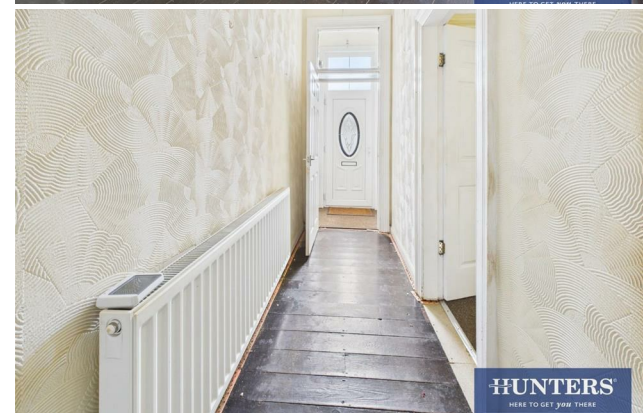




Hartington Street, Sunderland

Offers In The Region Of £95,000



Tenure: Freehold

HUNTERS®
HERE TO GET *you* THERE

Hartington Street, Sunderland

DESCRIPTION

PLEASE VIEW FLOORPLAN * TWO BEDROOM COTTAGE * NO ONWARD CHAIN * REAR YARD * EXCELLENT LOCATION * COUNCIL TAX BAND - A * FREEHOLD *

Hunters welcome to the market this two-bedroom terraced cottage on Hartington Street which presents a unique opportunity for those looking to create their own home.

Spanning approximately 777 square feet, the property features a spacious reception room that invites natural light, along with a kitchen and dining space. There is also a fully boarded loft space adding to the versatility.

This cottage is in need of full refurbishment, allowing you to tailor every aspect to your personal taste and style. The large rear yard is a standout feature, providing ample space for development and potential parking.

Situated on a quiet street, the property is conveniently located near Roker Park and the stunning coastline, offering a wealth of amenities and excellent transport links. This prime location ensures that you are never far from local shops, cafes, and recreational areas, making it perfect for both relaxation and leisure.

With no onward chain, this property is ready for a new owner to embark on an exciting renovation journey.

you are a first-time buyer, an investor, or someone looking to downsize, this cottage offers a fantastic opportunity to create a beautiful home in a sought-after area. Don't miss your chance to transform this property into a stunning residence that reflects your personal style.



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⁾
777 ft²
72.2 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

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

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