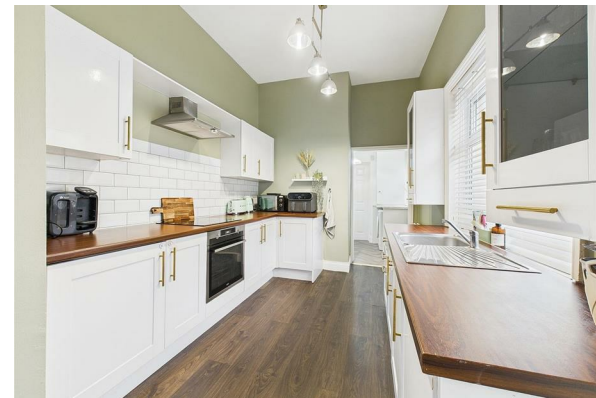




FOR SALE



19 Forster Street, Sunderland, SR6 0JU

Offers Over £129,950

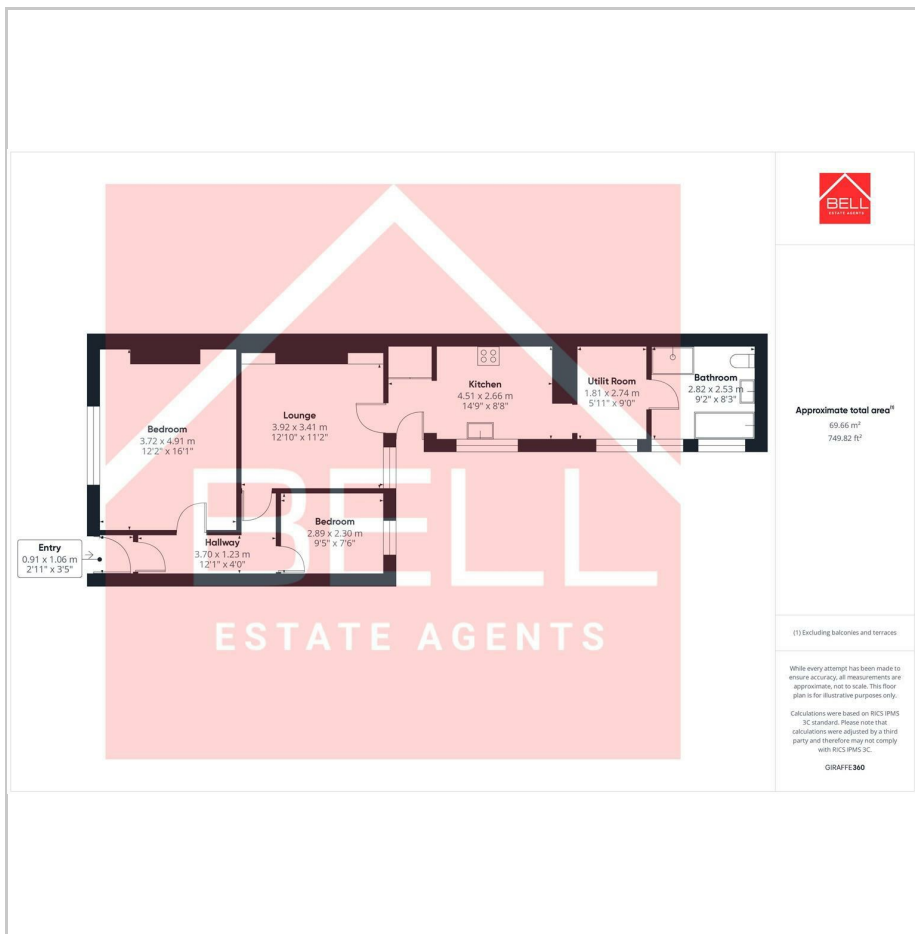
- Stylish Mid Terrace Cottage
- Useful Utility Space
- Stylish Fitted Kitchen
- Gas Central Heating Via Combi-Boiler
- EPC Rating - D
- Excellent Size Double Main Bedroom
- Modern Family Bathroom
- Enclosed Rear Yard With Roller Door Parking
- Original Features
- Viewings Highly Recommended

THE PROPERTY

A beautifully presented cottage with a stylish fitted kitchen offering an excellent opportunity for first time buyers....

Bell Estate Agents are pleased to welcome to the market this stylish mid terraced cottage situated in this established and popular location in the Roker area of the City, with an excellent range of amenities in the vicinity including convenient access to the sea front and local beaches. Tastefully updated and improved, the property provides impressively spacious accommodation. The property has been decorated throughout in neutral, contemporary themes, the internal accommodation includes a welcoming lounge, spacious comprehensively fitted kitchen, two generously proportioned bedrooms including a large master suite with original features and a large bathroom with a separate shower enclosure. Externally there is a walled courtyard to the rear aspect and an electrically operated roller shutter door providing off road parking. Viewings are highly recommended.

Roker is a vibrant, coastal area in Sunderland, offering the perfect blend of seaside charm and urban convenience. Known for its beautiful beaches, iconic Roker Pier, and scenic promenade. The area is home to a wide variety of shops, cafes, and local amenities, creating a welcoming community atmosphere.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

