

Mafeking Street, Pallion, Sunderland, SR4

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Mafeking Street, Pallion, Sunderland, SR4

£65,000

* 2 BEDROOM * TERRACED COTTAGE * FREEHOLD * NO ONWARD CHAIN * COUNCIL TAX BAND A *

Offered to the market with no onward chain, this two-bedroom terraced cottage on Mafeking Street presents an excellent opportunity for buyers looking for a property with potential to renovate and improve to their own specification.

The accommodation briefly comprises a spacious living room featuring high ceilings, a fireplace and built-in storage, creating an attractive focal point. There is a separate kitchen and bathroom, together with two well-proportioned bedrooms, with the main bedroom benefiting from built-in wardrobes. The high ceilings throughout add to the sense of space and character.

Externally, the property enjoys a rear yard incorporating a lawned area, paved pathway and brick outbuilding, providing useful storage.

Ideally positioned close to the local shops and cafés on St Luke’s Terrace, the property is also conveniently situated for Sunderland Royal Hospital and the popular Barnes Park, offering a range of recreational facilities and pleasant walks. There are good local bus links providing access to Sunderland city centre, with nearby Metro connections offering routes towards Newcastle and South Shields.

Offering plenty of potential in a convenient residential location, this cottage is an ideal opportunity for anyone looking to undertake a renovation project and create a home to their own taste.

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Approximate total area(1)

53.5 m²

574 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Entry
3'6" x 3'5"

Hallway
3'10" x 11'9"

Bedroom 1
11'10" x 12'4"

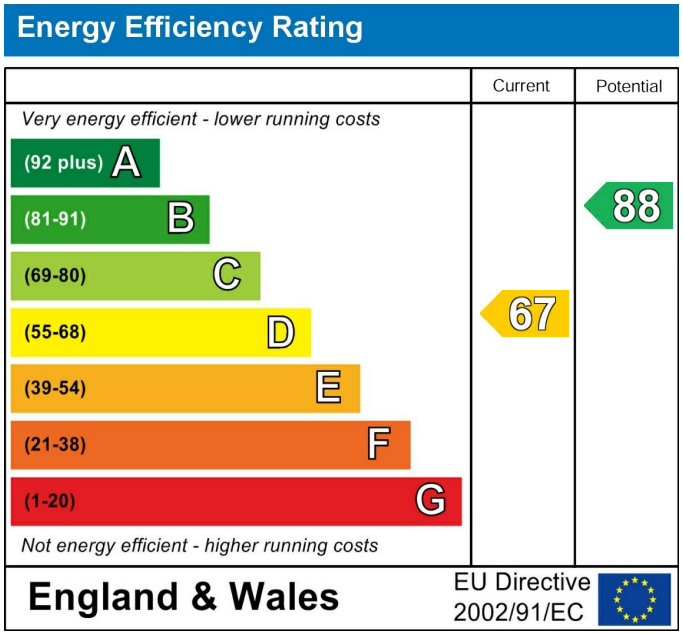
Bedroom 2
7'1" x 10'3"

Living Room
9'1" x 13'5"

Kitchen
6'0" x 11'3"

Hallway
6'4" x 2'9"

Bathroom
6'4" x 7'3"



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. 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.










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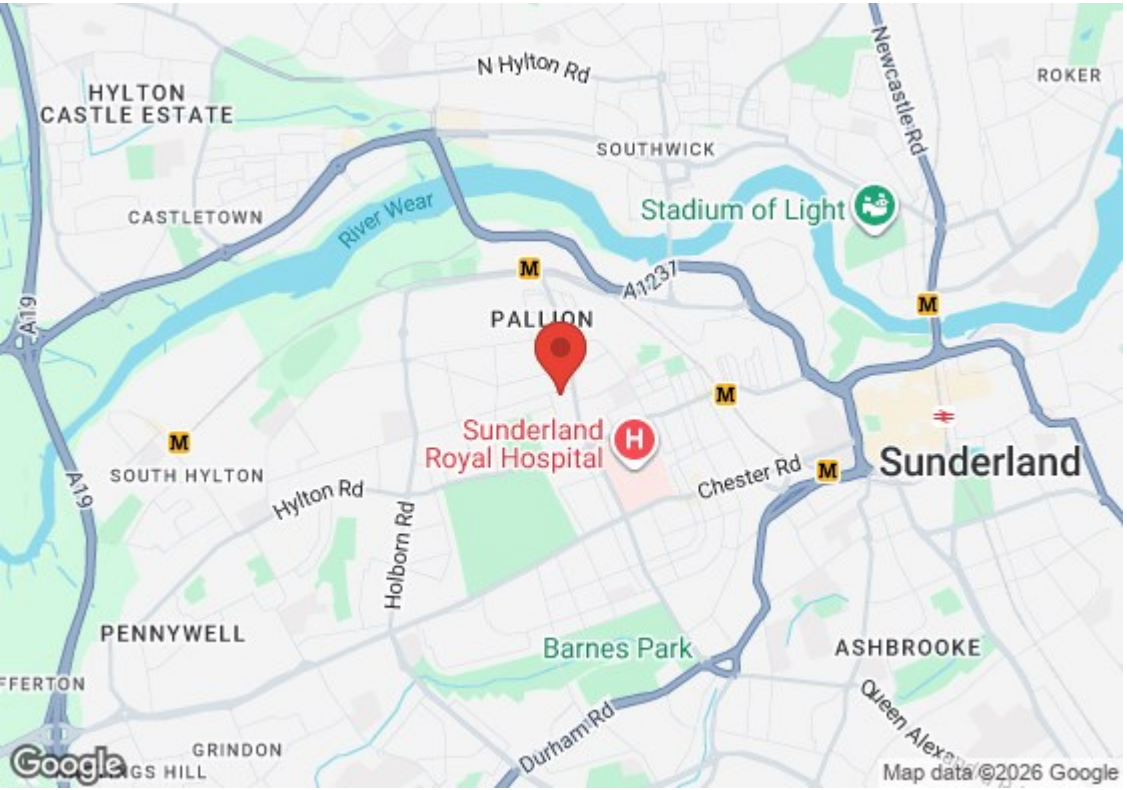

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC