



Cuba Street, Sunderland, SR2

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Cuba Street, Sunderland, SR2

Asking Price £170,000

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS * 3 BEDROOM * FREEHOLD * GARDEN * COUNCIL TAX BAND B * EPC RATING D *

For sale is a very well presented three-bedroom terraced house in Cuba Street, offering practical accommodation suited to families and a wide range of people.

The ground floor features two reception rooms. The living room includes large windows and a fireplace, creating a comfortable setting for everyday use. The separate dining room also benefits from large windows and has direct access to the garden, making it convenient for family meals and entertaining. A modern kitchen provides ample storage and workspace, with a further door leading out to the garden.

Upstairs, the master bedroom includes built-in wardrobes, maximising storage. The second bedroom is a double, also with built-in wardrobes, while the third bedroom is a single, ideal as a child's room or study. The bathroom is fitted with a modern suite, incorporating a bath, shower and heated towel rail. There is also a loft room for added convenience.

Externally, the property enjoys a private garden, offering outdoor space for relaxation or play, together with the advantage of a garage providing secure parking or additional storage.

The house is well placed for public transport links into Sunderland city centre and surrounding areas, with regular bus services available nearby.

The location is convenient for families, with a choice of nearby schools within the local area. There are also local parks within easy reach, providing green space for walking and recreation, while Sunderland's city centre, with its shops, cafés and other amenities, is readily accessible by public transport or a short drive.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

891 ft²

82.8 m²

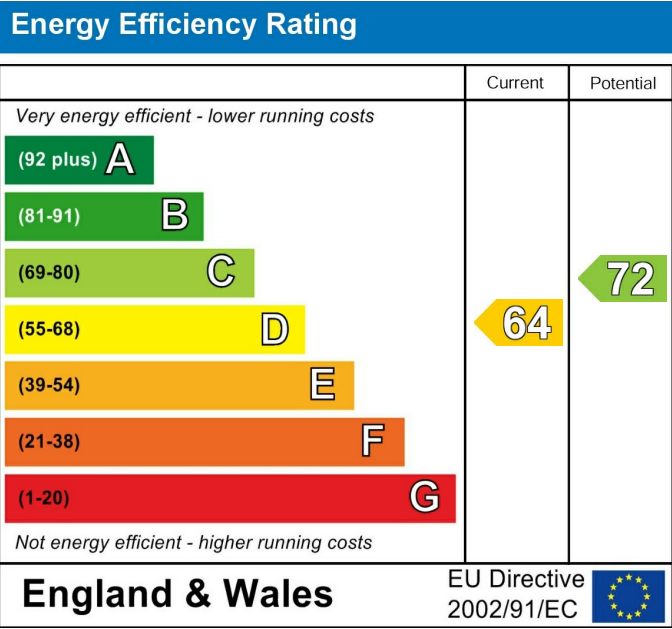
(1) Excluding balconies and terraces

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

GIRAFFE360



- Hallway**
15'2" x 5'8"
- Living Room**
10'10" x 12'4"
- Dining Room**
13'5" x 11'8"
- Kitchen**
9'0" x 6'1"
- Kitchen**
5'4" x 7'6"
- Landing**
9'1" x 4'3"
- Bedroom 1**
12'4" x 8'8"
- Bedroom 2**
12'3" x 9'3"
- Bedroom 3**
8'9" x 6'8"
- Bathroom**
6'5" x 7'4"



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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