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Ripon Street, Roker, SR6

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## Ripon Street, Roker, SR6

£129,950

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

This two-bedroom terraced house in Sunderland offers practical accommodation that would suit first-time buyers, investors or small families. Presented in good condition throughout, the property provides a manageable home close to local amenities and the coast.

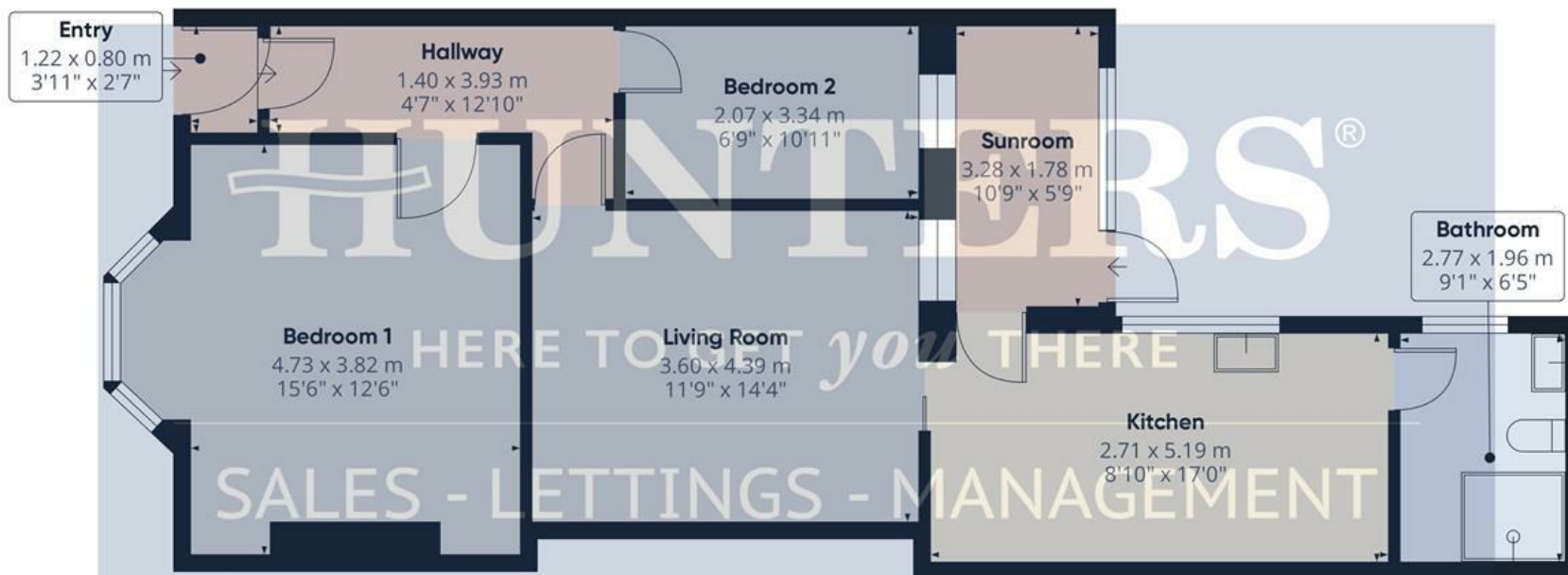
The property includes a comfortable reception room with a fireplace, creating a focal point to the living space. The kitchen offers space for dining and everyday use, with access through to a sunroom that provides additional living or utility space and leads out to the rear yard. The yard also benefits from an outbuilding, offering useful external storage, along with an electric shutter providing secure off-street parking access. High ceilings throughout help create a greater sense of space.

Both bedrooms are well proportioned, with the main bedroom benefiting from large windows allowing plenty of natural light. The second bedroom would work well as a child's room, guest room or home office. The shower room is partially tiled and includes built-in storage.

Situated in the Roker area of Sunderland, the property is within easy reach of the seafront, local parks, schools and everyday shopping facilities. Public transport links are nearby, including bus routes, Metro stations and Sunderland rail station, providing connections across the region.

Offered with no onward chain, this property presents an accessible opportunity for buyers looking for a well-located home in a popular coastal area.

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**Approximate total area<sup>(1)</sup>**  
74.2 m<sup>2</sup>  
799 ft<sup>2</sup>

(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**

4'0" x 2'7"

**Hallway**

4'7" x 12'10"

**Bedroom 1**

15'6" x 12'6"

**Bedroom 2**

6'9" x 10'11"

**Living Room**

11'9" x 14'4"

**Sunroom**


10'9" x 5'10"

**Kitchen**

8'10" x 17'0"

**Bathroom**

9'1" x 6'5"

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.



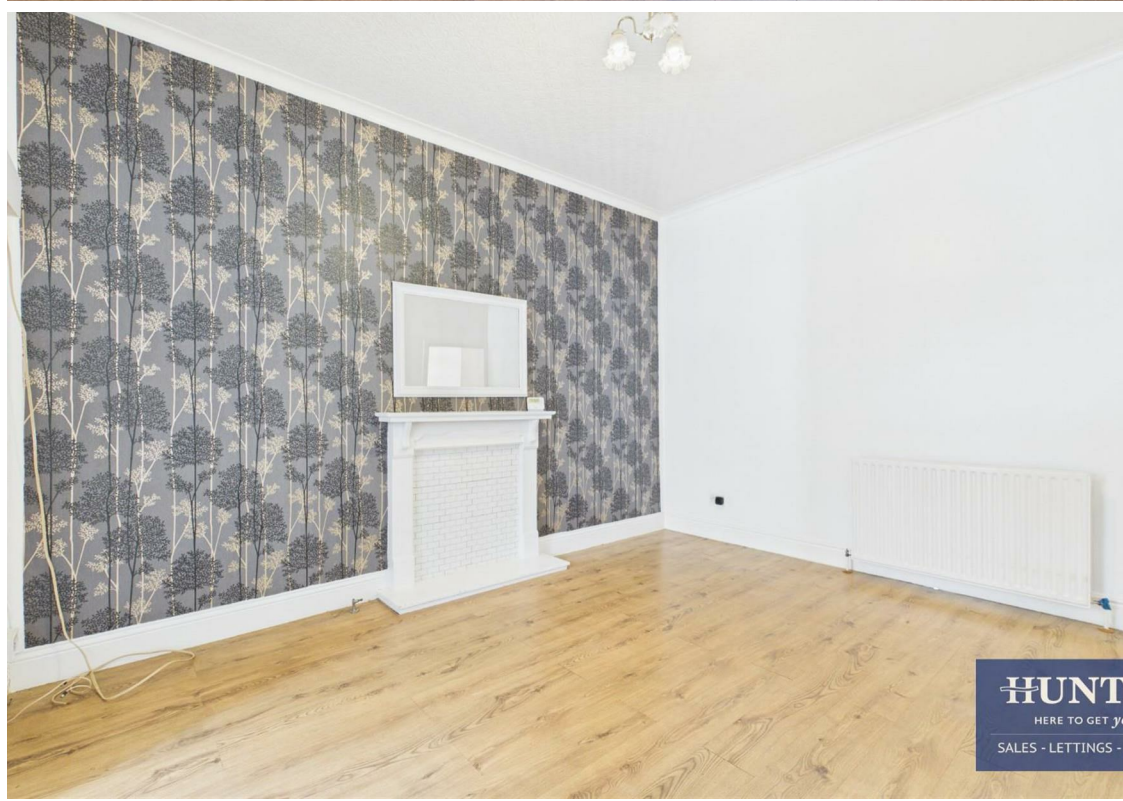
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