



Hartington Street, SR6

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Hartington Street, SR6

Offers In The Region Of £135,000

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS * 2 BEDROOM * TERRACED COTTAGE * FREEHOLD * COUNCIL TAX BAND A * EPC RATING E *

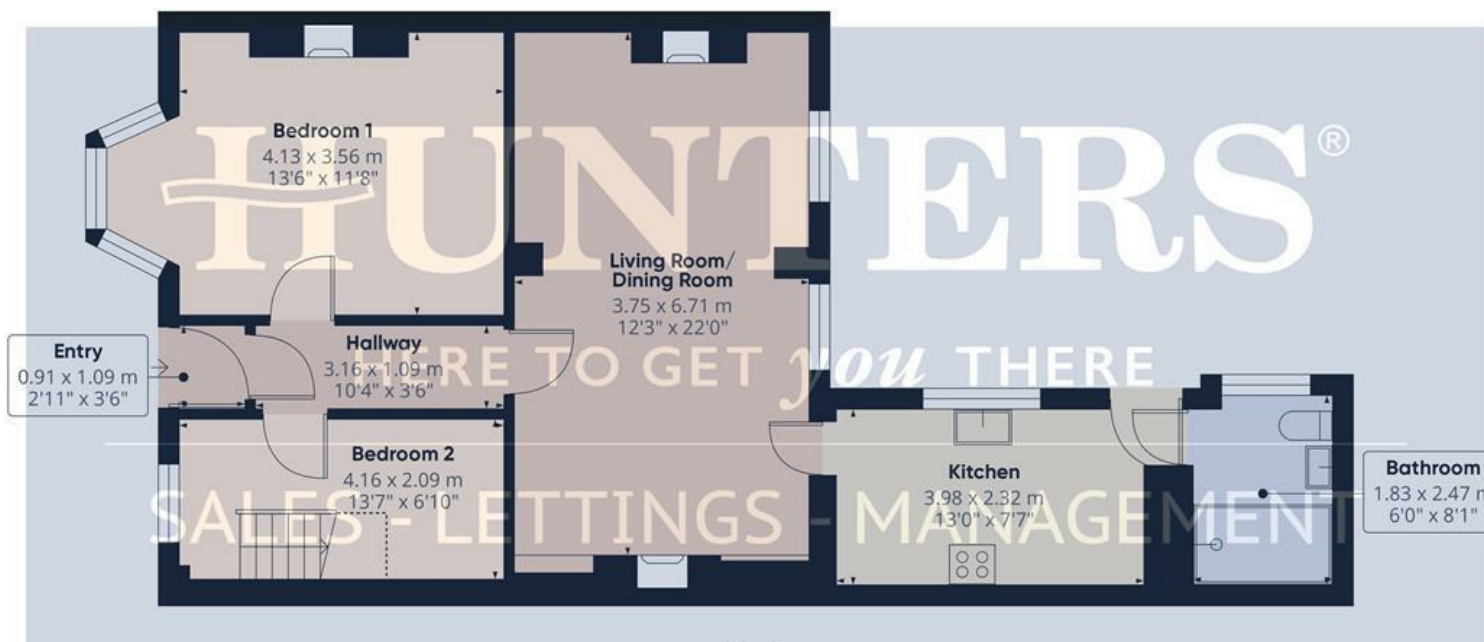
This 2-bedroom terraced house is for sale in a well-connected part of Sunderland, close to the coast and handy for local amenities. Presented in good condition, it offers a practical layout that works well for first-time buyers, investors and families.

On the ground floor, there is a welcoming living/dining room featuring a fireplace and high ceilings throughout, giving a sense of space. The dining area offers useful flexibility and could be converted into an extra bedroom if desired. The practical kitchen sits to the rear, with direct access to a large rear yard, providing ample outdoor space. A roller shutter adds extra security to the rear.

Bedroom 1 is a double room with large windows, allowing plenty of natural light. Bedroom 2 is a single room with access to a useful loft room, ideal for storage, a hobby space or study area (subject to any required consents). The bathroom includes a shower.

The property is a short distance from Sunderland's seafront, with its beaches, promenade and coastal walks. Nearby parks provide green space for walking and recreation, while the area is well served by local schools. Shops, cafés and everyday services are accessible in the surrounding neighbourhood, making this terraced house a good blank canvas for someone looking to put their own stamp on a well-located home.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788
sunderland@hunters.com | www.hunters.com



Floor 0



Floor 1



Approximate total area⁽¹⁾

95.5 m²
1028 ft²

Reduced headroom

10.8 m²
117 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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Entry

2'11" x 3'6"

Hallway

10'4" x 3'6"

Bedroom 1

13'6" x 11'8"

Bedroom 2

13'7" x 6'10"

Living/Dining Room

12'3" x 22'0"

Kitchen

13'0" x 7'7"


Bathroom

6'0" x 8'1"

Loft Room

12'10" x 20'1"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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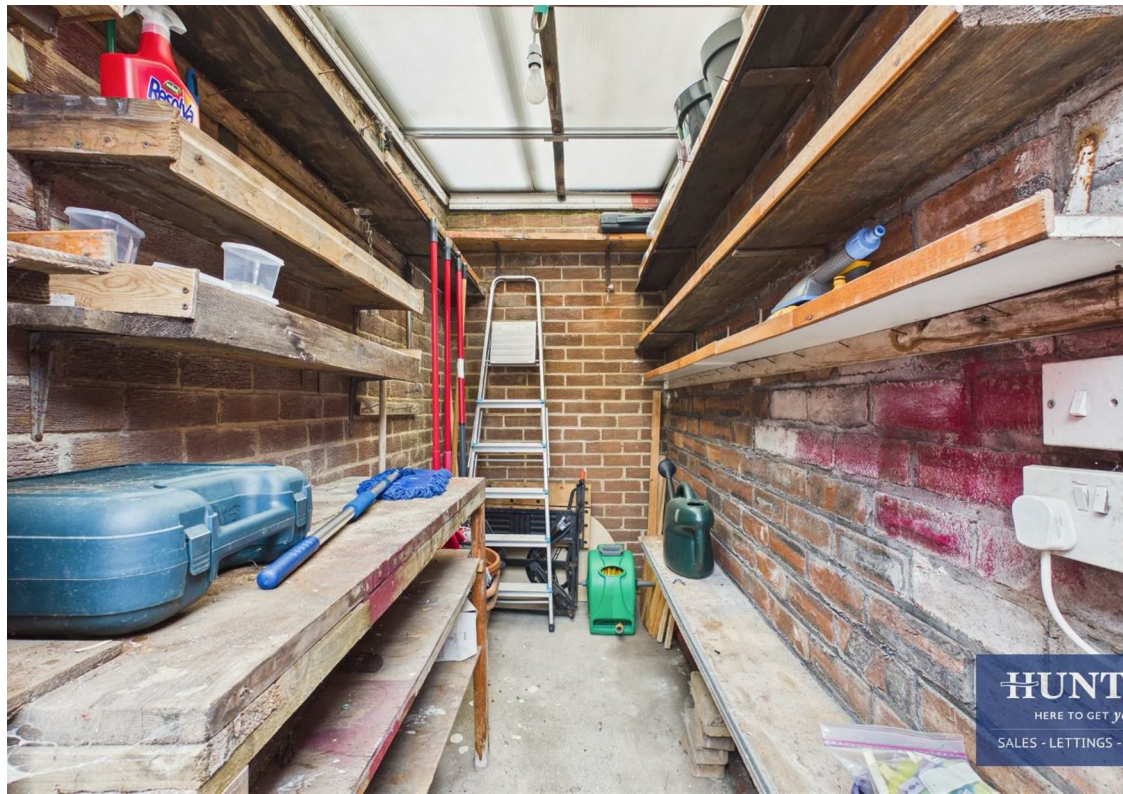


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