



East View, Roker, SR6

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## East View, Roker, SR6

### Offers In The Region Of £155,000

\* PLEASE VIEW VIRTUAL TOUR AND FLOORPLANS \* 3 BEDROOM \* END TERRACE \* FREEHOLD \* COUNCIL TAX BAND A \* EPC RATING D\*

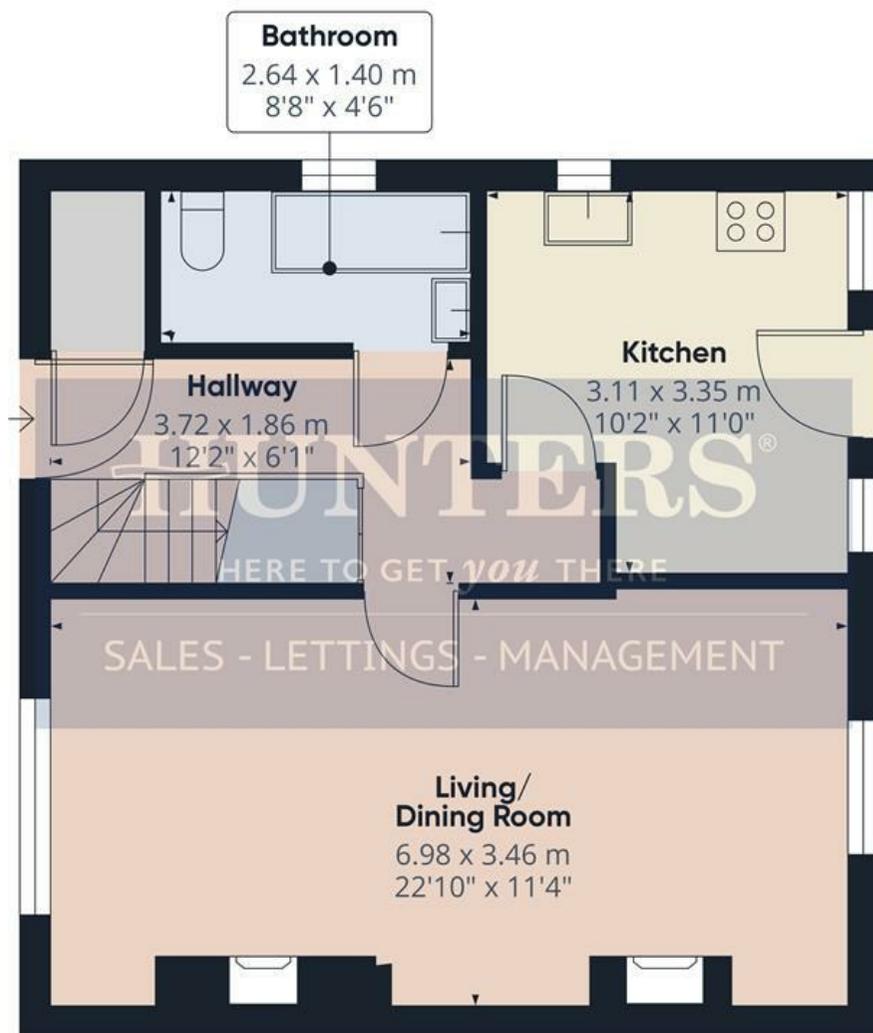
This three-bedroom end of terrace house is for sale in East View, Roker, and offers a solid opportunity for first time buyers, families or investors looking for a home that would benefit from renovation and allow them to put their own stamp on the property.

On the ground floor, there is a large reception room providing a central living space, alongside a practical kitchen. A downstairs bathroom adds convenience, while upstairs you'll find an additional WC. The first floor offers a master bedroom, a further double bedroom and a single bedroom, giving flexible options for sleeping arrangements or a home office. Outside, the property benefits from a large corner plot garden, offering scope for landscaping, play space or future improvements.

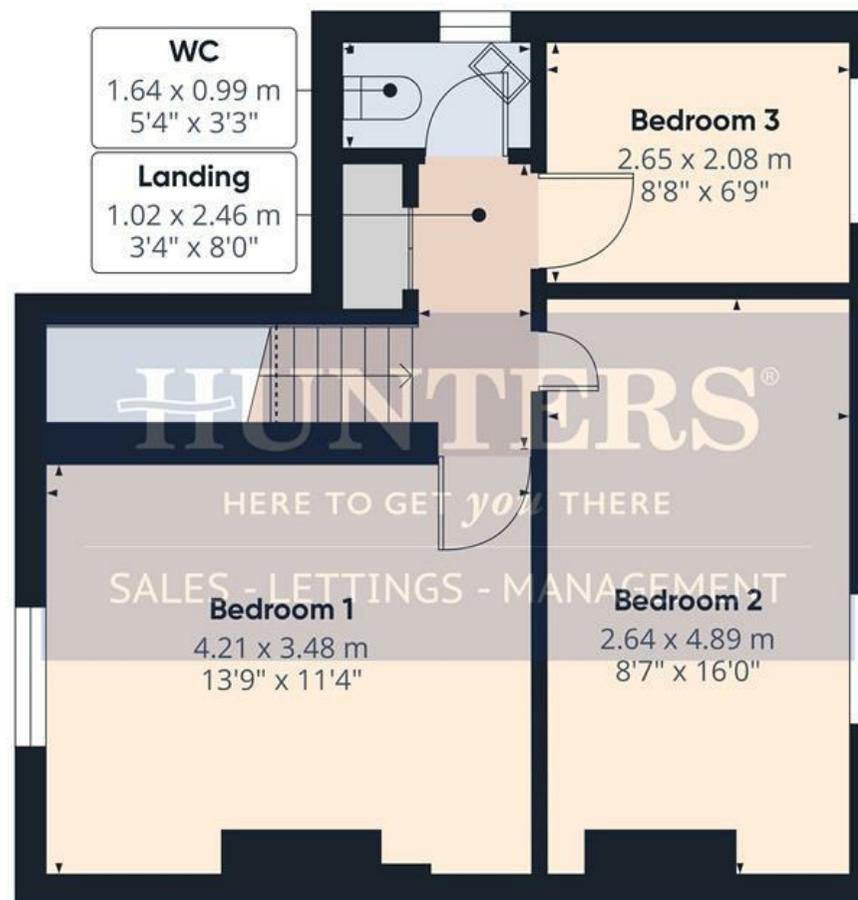
Nearby schools make this a practical choice for families, with primary and secondary options in the surrounding area. Local parks and green spaces are close at hand, ideal for walks, exercise and family time outdoors, while Sunderland's high street, cafés and everyday amenities are within easy reach by public transport or a short drive.

Overall, this three-bedroom end of terrace house presents a renovation project with clear potential in a convenient Sunderland location.

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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

82.7 m<sup>2</sup>

891 ft<sup>2</sup>

(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.

GIRAFFE360

**Hallway**

12'2" x 6'1"

**Bathroom**

8'7" x 4'7"

**Living/Dining Room**

22'10" x 11'4"

**Kitchen**

10'2" x 10'11"

**Landing**

3'4" x 8'0"

**Bedroom 1**

13'9" x 11'5"

**Bedroom 2**

8'7" x 16'0"

**Bedroom 3**

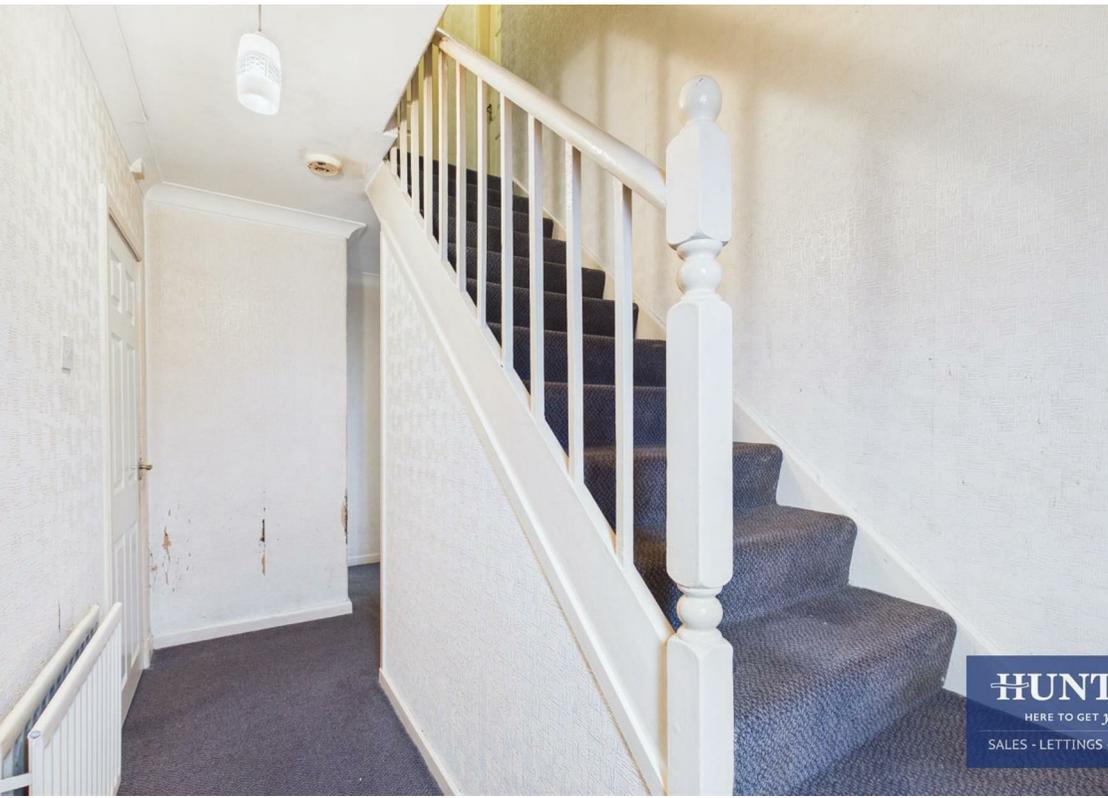
8'8" x 6'9"

**WC**

5'4" x 3'2"

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>		<b>74</b>
(55-68) <b>D</b>	<b>66</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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