Stansfield Street, Roker, Sunderland

Offers over £135,000

Nestled on Stansfield Street in the charming area of Roker, Sunderland, this impressive two-bedroom mid-terraced cottage offers a delightful blend of comfort and convenience. Upon entering, you are welcomed into a cosy lounge that exudes warmth and character, perfect for relaxing after a long day. The well-appointed kitchen/diner provides an ideal space for both cooking and entertaining, making it a wonderful hub for family gatherings or intimate dinners.

The cottage features two inviting bedrooms, each designed to provide a restful retreat. The contemporary bathroom is stylishly finished, ensuring a modern touch to your daily routine. One of the standout features of this property is the spacious enclosed courtyard to the rear, offering a private outdoor space for enjoying the fresh air or hosting summer barbecues.

Situated in a convenient location, this cottage is just a short stroll from local amenities, ensuring that all your daily needs are easily met. Additionally, the proximity to the Stadium of Light Metro Station makes commuting a breeze, while nearby Roker park and the stunning sea front with beaches at Roker, Seaburn and Whitburn provide ample opportunities for leisure and recreation.

This property is perfect for those seeking a charming home in a vibrant community, combining the best of coastal living with easy access to urban conveniences. Whether you are a first-time buyer or looking to downsize, this cottage is a wonderful opportunity not to be missed.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor
Access via UPVC entrance door.

Entrance Hall

Radiator.

Lounge 14'10" x 11'6"

Double glazed window to rear, radiator, built in storage and shelving. Door to kitchen/diner.

Kitchen/Diner 20'1" x 8'0"

Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hob and hood. Space for a fridge freezer and washing machine. Double glazed window and UPVC door to rear. Radiator and door to bathroom.

Bathroom

Low level WC, washbasin and bath with shower over, 2x double glazed windows and heated towel rail.

Bedroom 1 12'2" x 16'4"

Double glazed bay window to front, feature fireplace, radiator and built in wardrobes.

Bedroom 2 11'5" x 7'2"

Double glazed window to rear and radiator.

Outside

Low maintenance courtyard with wooden gate to access rear lane. Outhouse providing storage space.

Council Tax Band
The Council Tax Band is Band A.

Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

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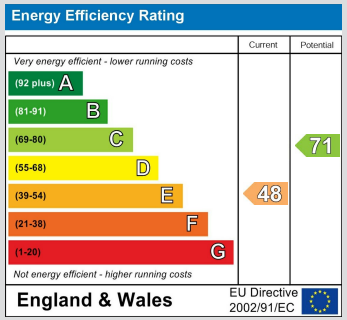
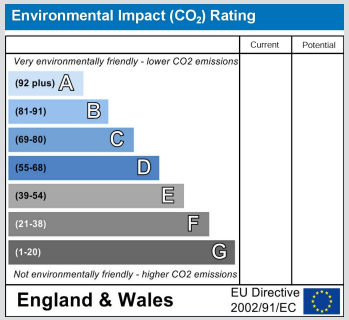
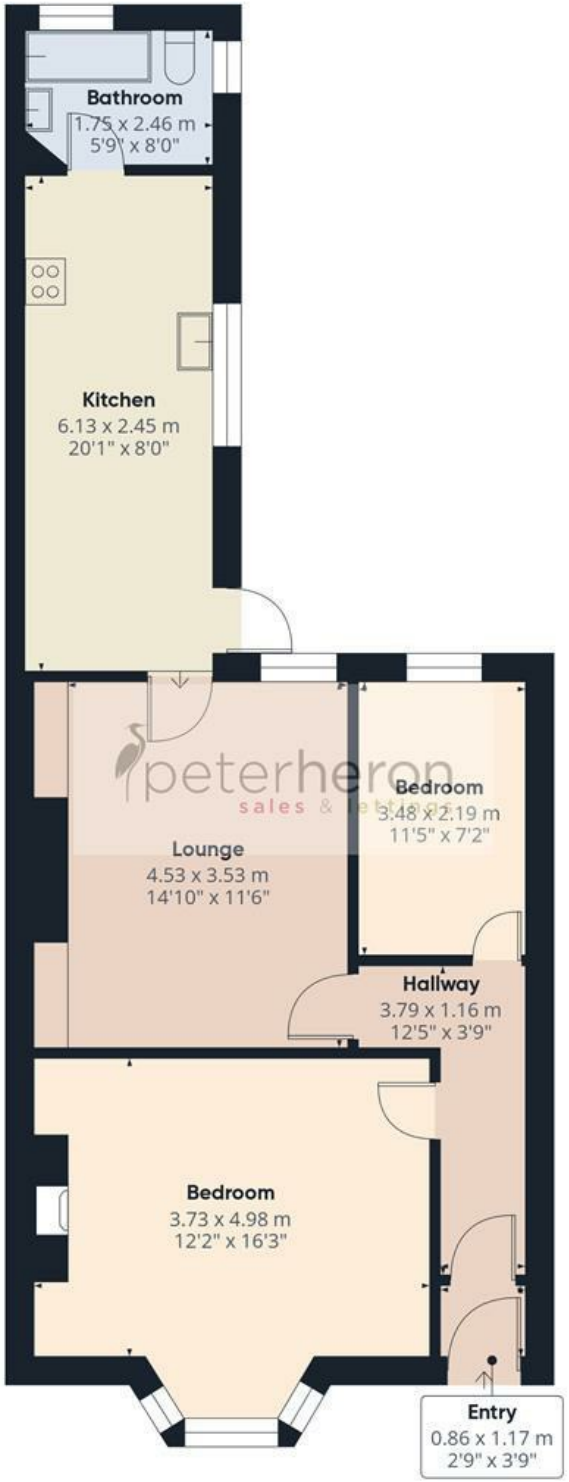
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.







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Approximate total area(1)

70.1 m²

755 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.

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