



Hartington Street, SR6

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Hartington Street, SR6

Offers In The Region Of £159,950

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

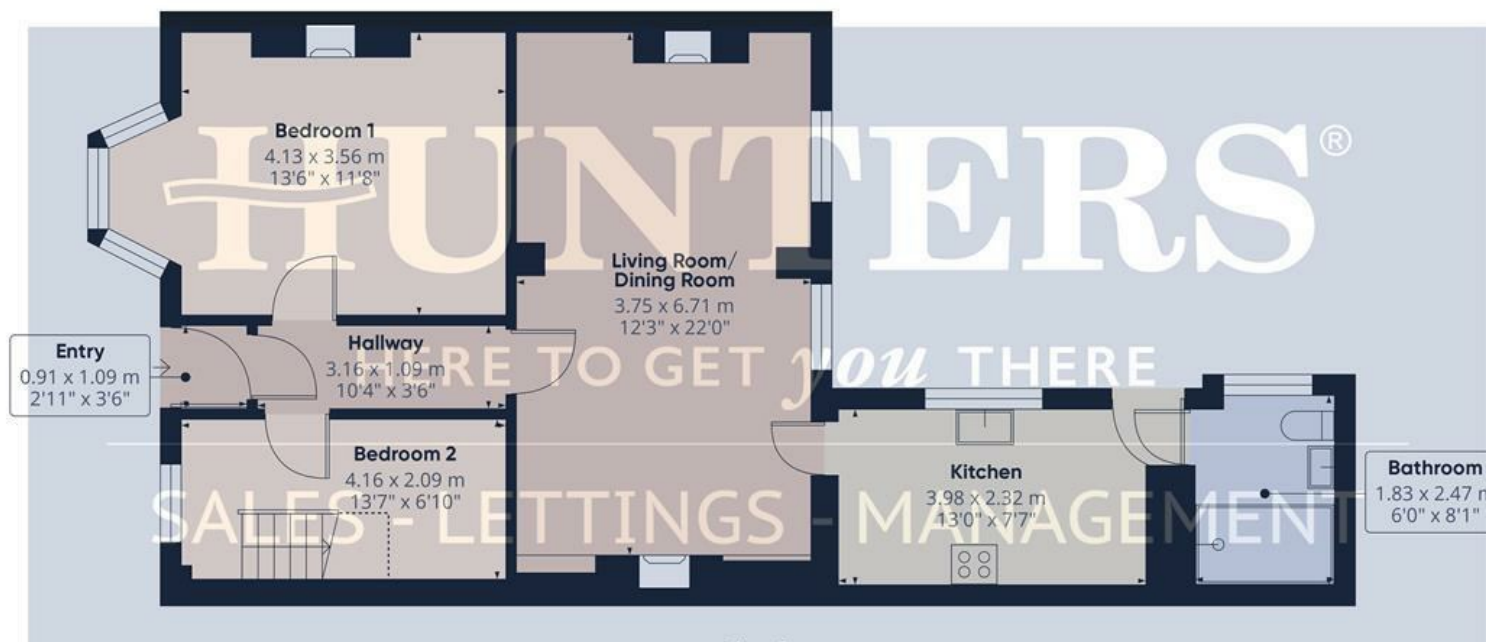
This 2-bedroom terraced house is for sale in a well-connected part of Sunderland, close to the coast and handy for local amenities. Presented in good condition, it offers a practical layout that works well for first-time buyers, investors and families.

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.

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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"

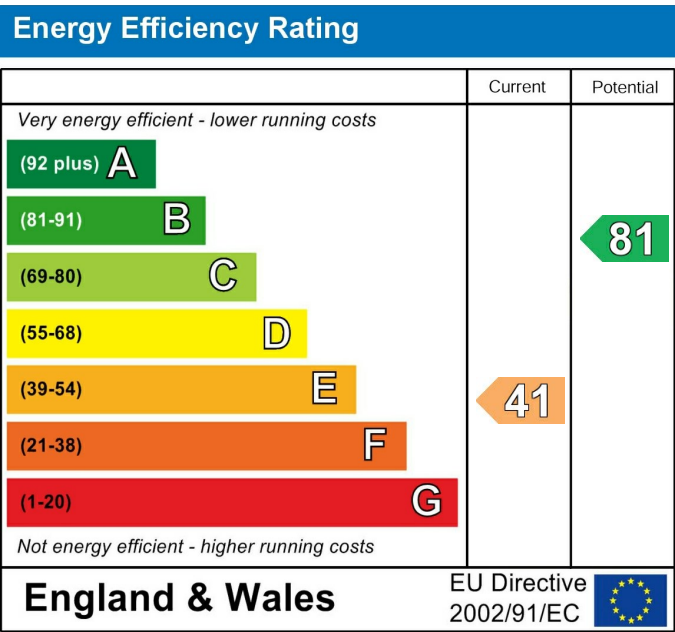
Bedroom 2
13'7" x 6'10"

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"

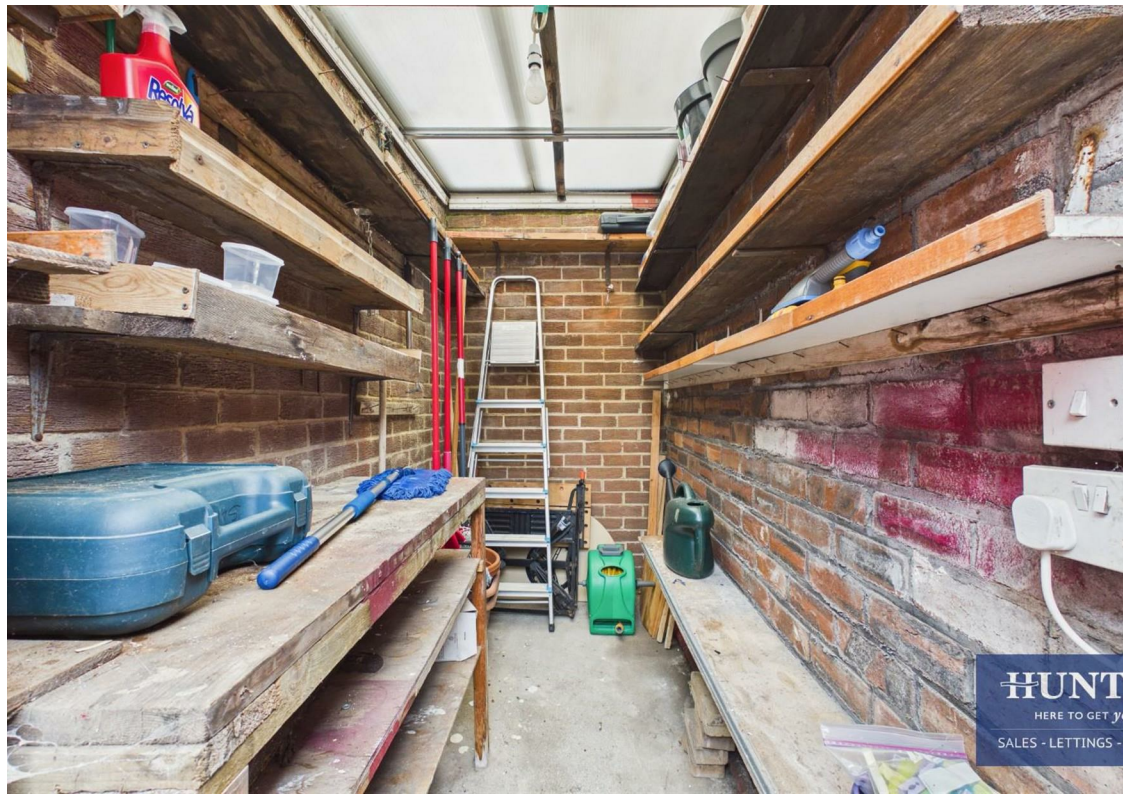


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