Worcester Terrace, Ashbrooke, Sunderland, SR2

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Worcester Terrace, Ashbrooke, Sunderland, SR2

Offers In The Region Of £120,000

* 5 BEDROOM * 2 RECEPTION * 3 BATHROOM * TERRACED * NO ONWARD CHAIN *

New to the market: A substantial five-bedroom terraced house set over three floors in the sought-after Worcester Terrace area of Sunderland, conveniently located close to the city centre and local schools. Offered with no onward chain, this spacious property offers excellent potential for buyers looking to create a home tailored to their own tastes.

The ground floor features two generous reception rooms, both benefiting from high ceilings, large windows and attractive period detailing, including a feature fireplace. To the rear, the kitchen leads through to a bathroom fitted with a bath and separate shower cubicle. An enclosed rear yard provides outdoor space with scope for improvement.

The first floor offers four bedrooms, comprising two well-proportioned doubles with fireplaces and built-in storage, alongside two single bedrooms that could also be used as a home office or guest rooms. A separate shower room completes this floor. Occupying the top floor is a spacious master bedroom with its own en-suite bathroom, including a bath.

Situated just south of Sunderland city centre, the property is within easy reach of local shops, cafés and amenities along Chester Road and throughout the city centre. Mowbray Park is nearby, providing green space, while several primary and secondary schools are within walking distance.

Sunderland railway station is approximately 15–20 minutes away on foot, offering connections to Newcastle and destinations across the region. A nearby Metro station provides further convenient transport links, while local bus services are also available from the surrounding area.

The property would benefit from some light modernisation, presenting an excellent opportunity to put your own stamp on a sizeable home with generous accommodation and plenty of character. Early viewing is highly recommended to appreciate the space and potential on offer.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788
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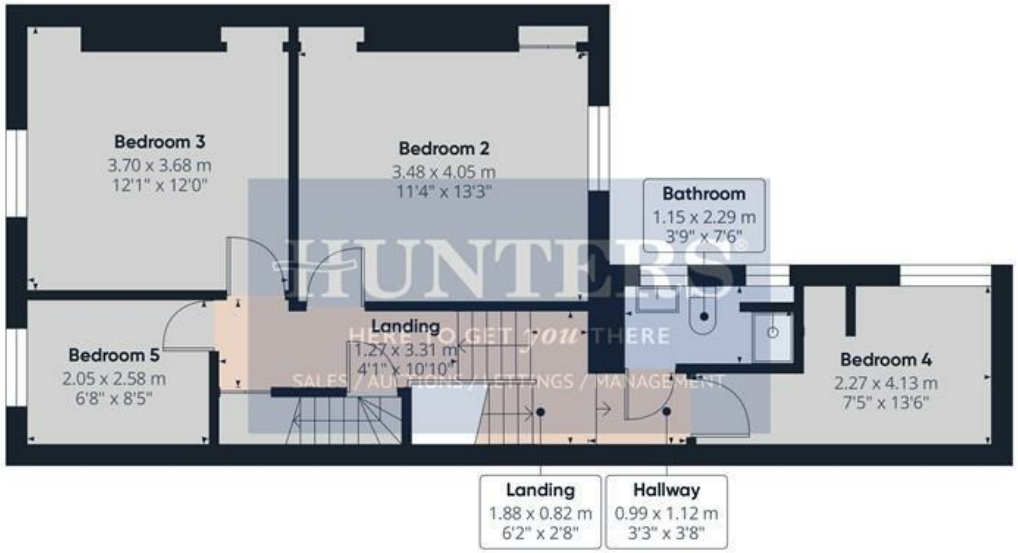
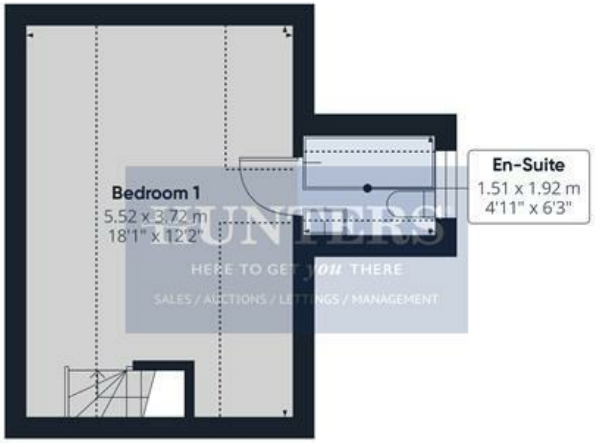
Floor 0



Floor 1



Floor 2

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Approximate total area(1)

133.6 m²

1437 ft²

Reduced headroom

10 m²

107 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.

GIRAFFE360

Hallway
6'2" x 25'1"

Living Room
14'5" x 11'9"

Dining Room
12'6" x 13'0"

Kitchen
7'6" x 11'10"

Hallway
3'1" x 2'8"

Bathroom
7'6" x 5'11"

Landing
4'1" x 2'8"

Bedroom 2
11'5" x 13'3"

Bedroom 3
12'1" x 12'0"

Bedroom 5
6'8" x 8'5"

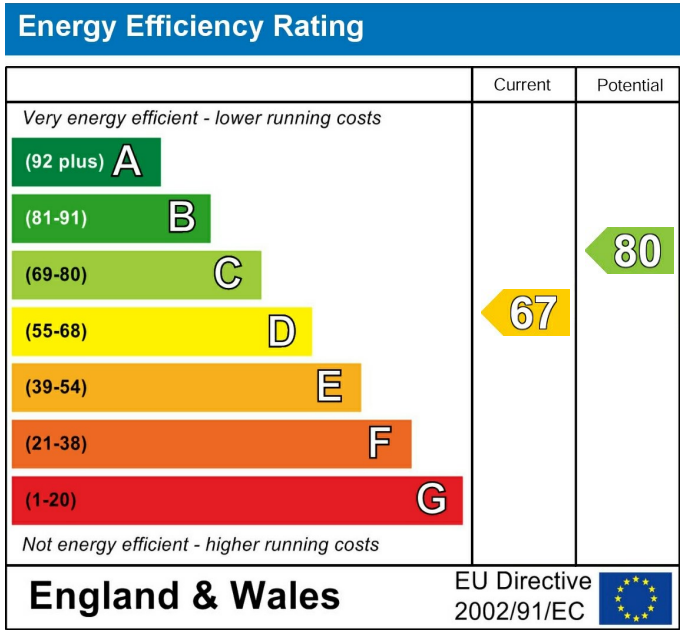
Hallway
3'2" x 3'8"

Bedroom 4
7'5" x 13'6"

Bathroom
3'9" x 7'6"

Bedroom 1
18'1" x 12'2"

En-Suite
4'11" x 6'3"



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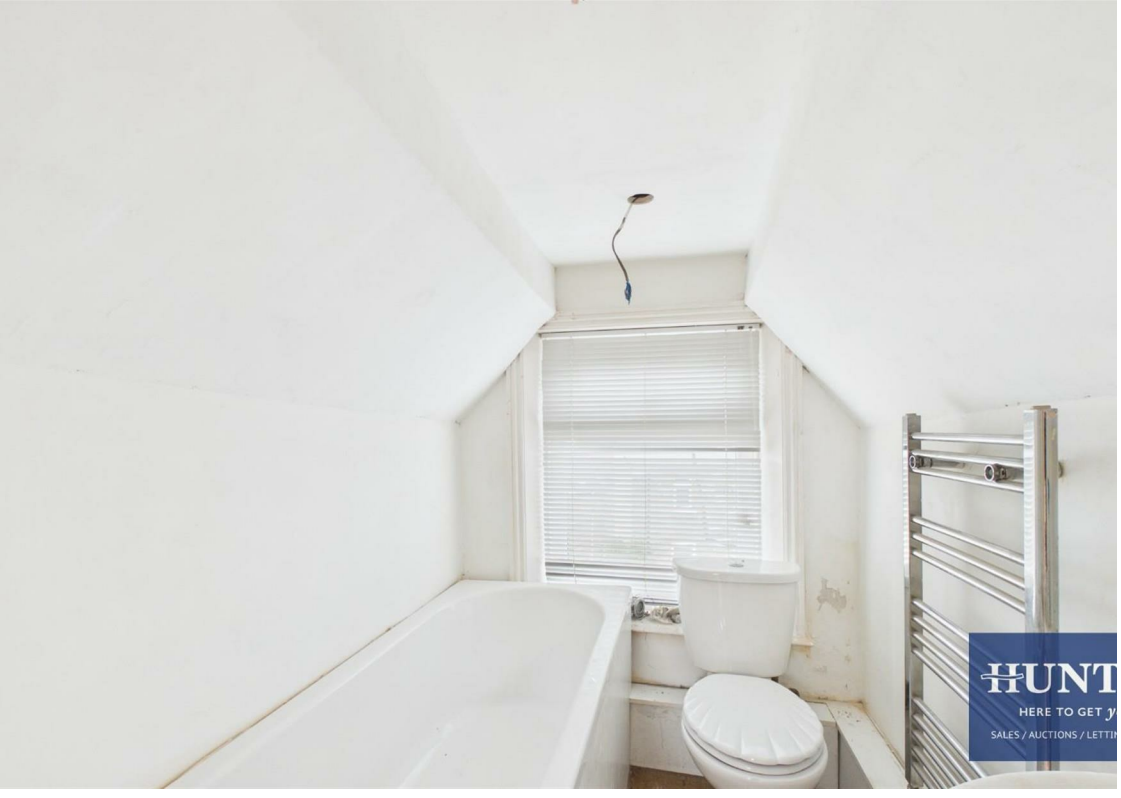
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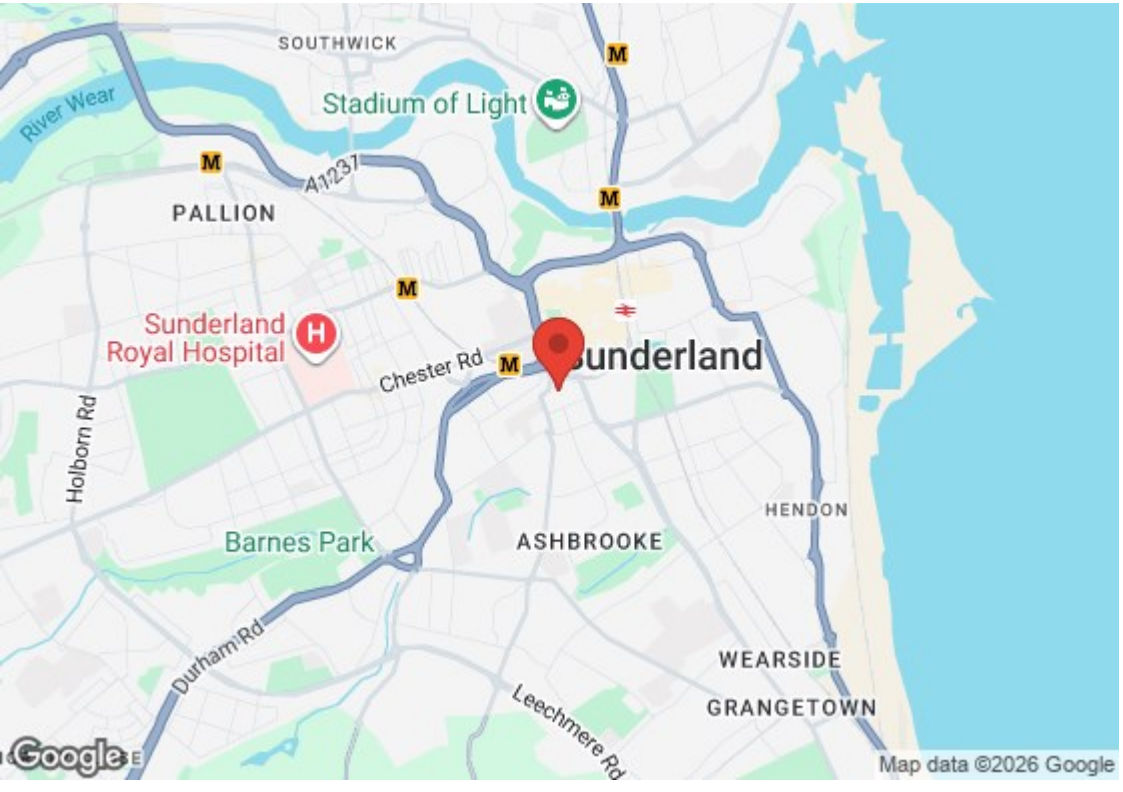
SOUTHWICK
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River Wear
A1231
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Sunderland
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ASHBROOKE
HENDON
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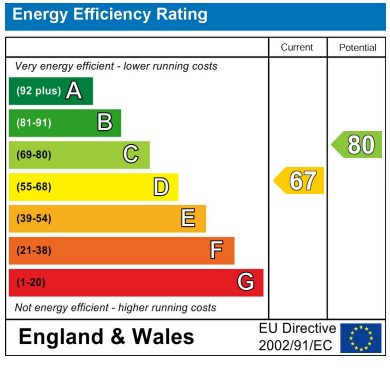
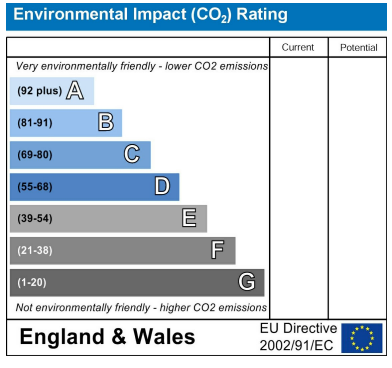

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
67
80
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC