



James Armitage Street, Southwick, Sunderland, SR5

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Offers In The Region Of £89,950

* 2 BEDROOM * DOUBLE FRONTED COTTAGE * MID TERRACE * FREEHOLD * NO ONWARD CHAIN * REAR YARD WITH ROLLER SHUTTER *

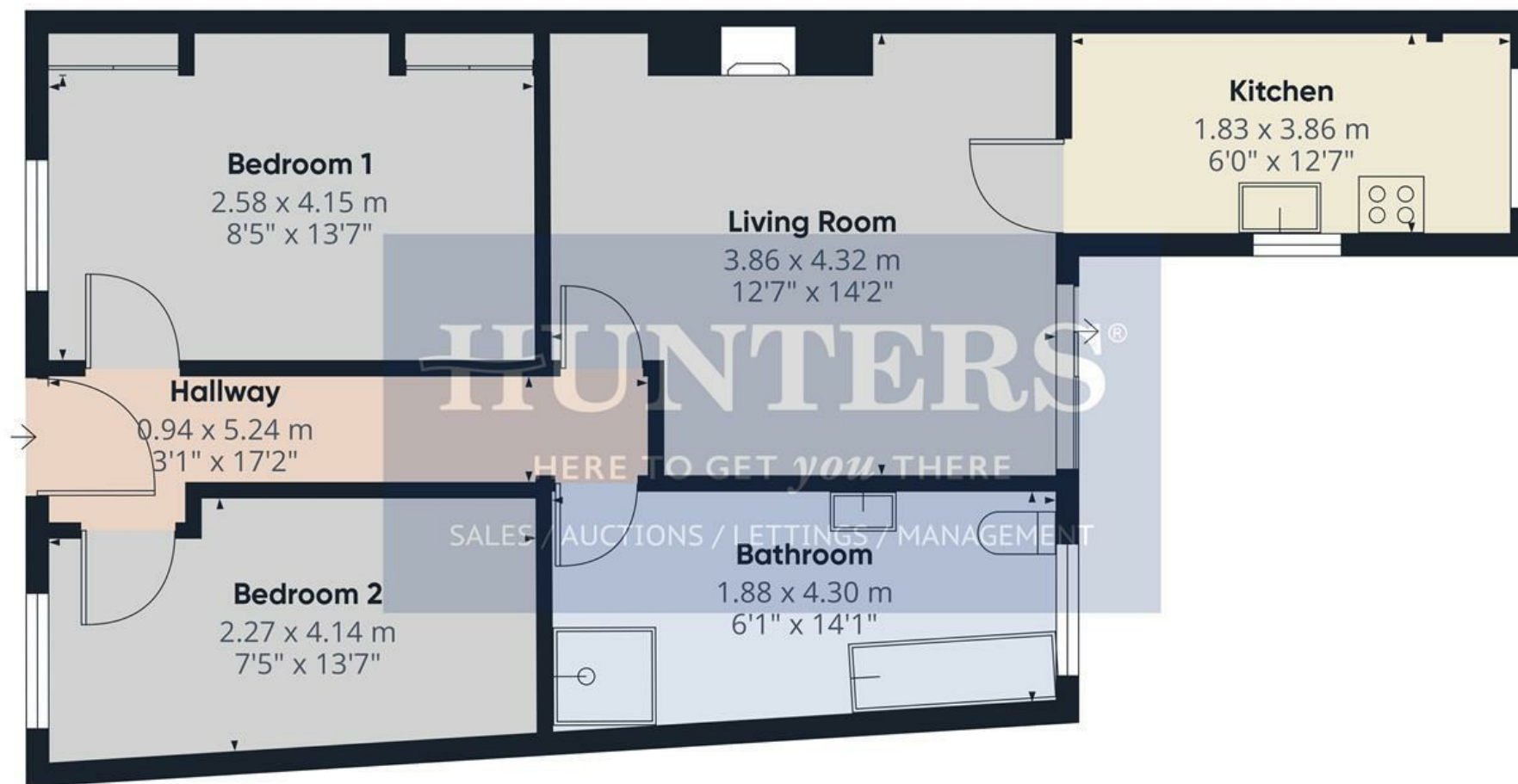
This two-bedroom double-fronted terraced cottage is offered for sale in very good condition and is available with no onward chain. Situated in a convenient area of Sunderland, the property combines spacious accommodation with character features, including high ceilings throughout that create a bright and airy feel.

The accommodation comprises a generous living room with an electric fire set within a feature fireplace and patio doors leading directly to the rear yard. The enclosed rear yard benefits from a roller shutter door, providing secure access and additional practicality. The recently updated kitchen is fitted with modern units, an electric hob and dual-aspect windows, allowing for an abundance of natural light. The main bedroom is a spacious double with built-in wardrobes, while the second bedroom is a comfortable single, both enjoying large windows. Completing the accommodation is a generously sized bathroom, fitted with a separate bath and a walk-in shower. The bathroom has been enhanced with a new bath, vanity unit and shower, giving it a fresh, modern feel.

The property is well placed for a range of local amenities, with Sunderland city centre offering an excellent selection of shops, cafés, restaurants and leisure facilities just a short distance away. Roker Beach and the seafront are also within easy reach, providing attractive coastal walks and open green spaces to enjoy.

Offering spacious accommodation, modern improvements and the added benefit of no onward chain, this well-maintained two-bedroom cottage presents an excellent opportunity for a variety of purchasers looking for a home in a convenient Sunderland location.

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Approximate total area⁽¹⁾

57.2 m²

615 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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Hallway

3'1" x 17'2"

Bedroom 1

8'5" x 13'7"

Bedroom 2

7'5" x 13'6"

Living Room

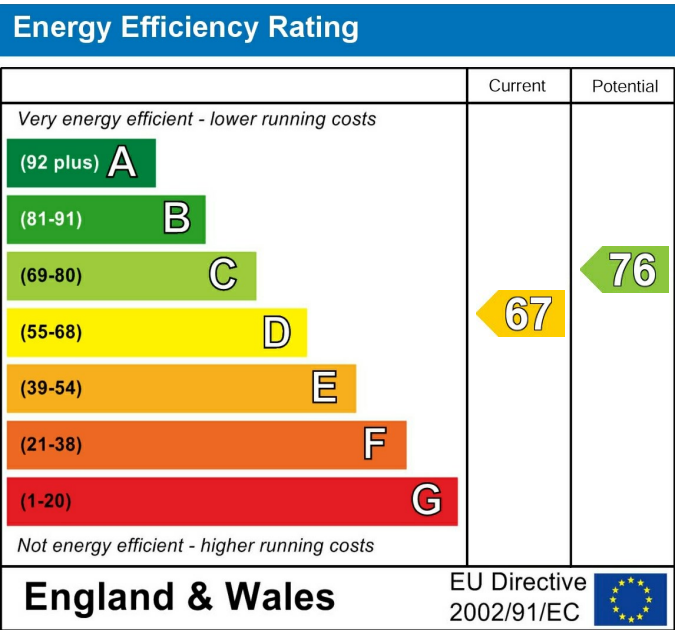
12'7" x 14'2"

Kitchen

6'0" x 12'7"

Bathroom

6'2" x 14'1"



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.





