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Forster Street, Roker, Sunderland, SR6

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Asking Price £169,950

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN \* 4 BEDROOM \* END TERRACE \* COUNCIL TAX BAND B \* EPC RATING D \*

Introducing this well-presented end of terrace house, situated at Forster Street, Roker. This spacious property is offered for sale in good condition and is ideally suited for families or investors seeking a conveniently located home close to the coast.

The house features two generous reception rooms, one of which is enhanced by large windows, providing an abundance of natural light throughout the space. The property also benefits from a large kitchen complete with dining space, offering an ideal setting for family meals or entertaining guests.

There are four well-proportioned bedrooms, including two spacious doubles and two singles, providing ample accommodation for a growing family or flexibility for use as home office space. The house boasts two bathrooms: one fully tiled with a bath and a second fitted with a shower, ensuring convenience and comfort for all residents.

A particularly appealing aspect of this property is its large rear yard. There is also useful loft space, providing additional storage or potential for other uses.

The property is located within easy reach of public transport links, local amenities, nearby parks, and the picturesque coastline, making it an outstanding choice for those seeking practicality and lifestyle. Early viewing is highly recommended.

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Floor 0



Floor 1

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

132.9 m<sup>2</sup>  
1430 ft<sup>2</sup>

(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.

**Entry**  
3'2" x 3'0"

**Hallway**  
21'5" x 3'6"

**Hallway**  
2'7" x 3'7"

**Kitchen**  
18'0" x 9'10"

**Living Room**  
14'9" x 11'10"

**Dining Room**  
13'5" x 10'0"

**Bathroom**  
6'4" x 9'7"

**Landing**  
7'0" x 4'6"

**Landing**  
25'6" x 3'7"

**Bathroom**  
6'3" x 9'6"


**Bedroom 1**  
16'6" x 10'1"

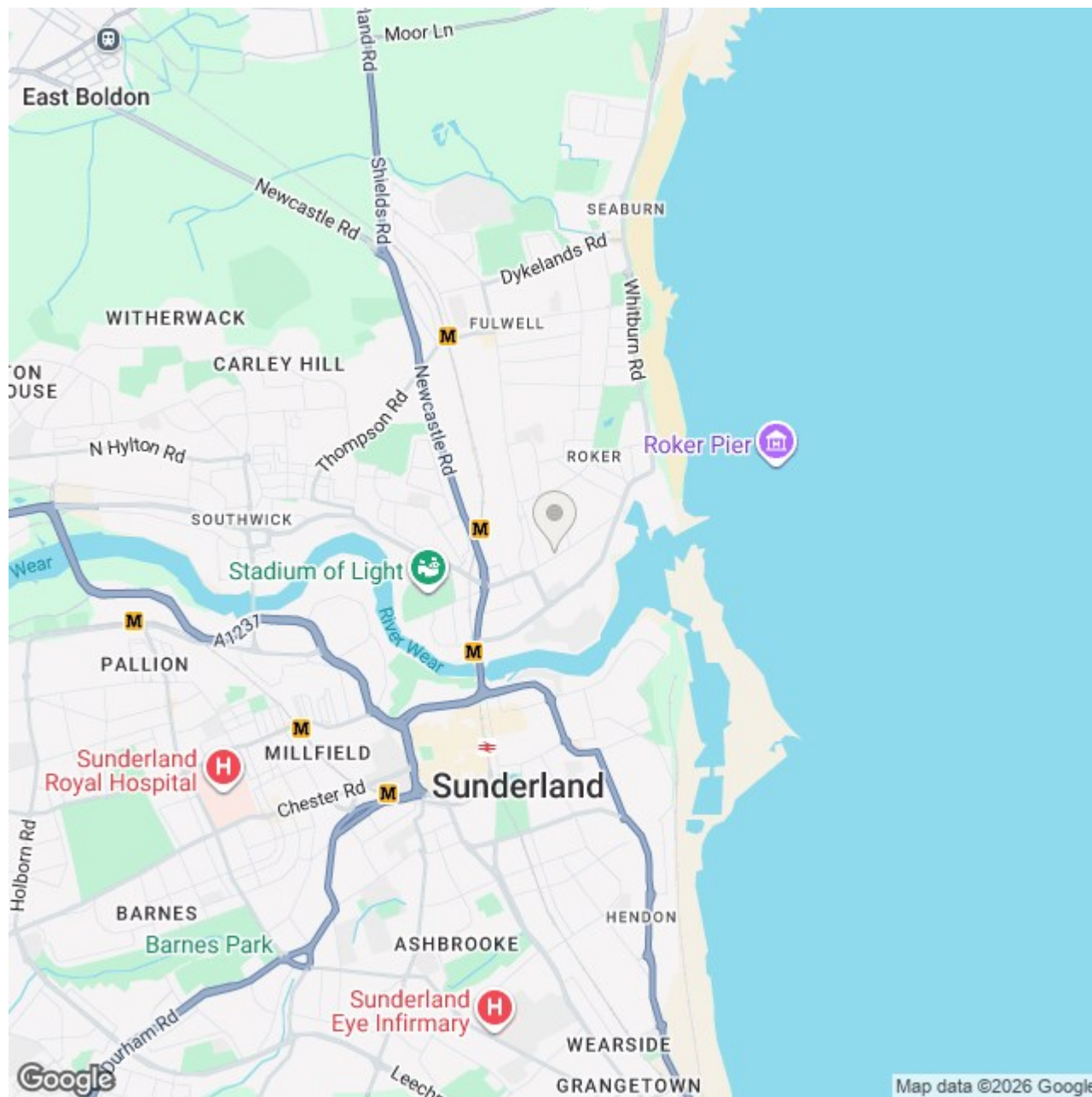
**Bedroom 2**  
13'8" x 10'0"

**Bedroom 3**  
9'5" x 9'9"

**Bedroom 4**  
8'11" x 9'9"

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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