



**Moreland Street, Roker, Sunderland, SR6 9QN**

**Offers In The Region Of £139,950**

**HUNTERS®**  
HERE TO GET *you* THERE

# Moreland Street, Roker, Sunderland, SR6 9QN

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* TWO BEDROOM \*  
TWO RECEPTION \* REAR YARD \* CLOSE TO COAST AND AMENITIES  
\* COUNCIL TAX BAND - A \* EPC RATING - E \*

Hunters welcome to the market this two bedroom Dorma cottage in Moreland Street, Roker.

Offering two large reception rooms, the dining room illuminated by a beautiful bay window and the lounge providing a cosy retreat where you can unwind.

The ground floor is thoughtfully designed with a fitted breakfasting kitchen and a convenient downstairs shower room, adding practicality to your daily routine. Moving upstairs, two generously sized double bedrooms await, offering ample space for a growing family or accommodating visitors.

This mid-terraced dormer cottage not only boasts spacious interiors but is also well maintained, ready for you to infuse your personal style. The property's total size ensures that there is plenty of room to make it your own.

Externally there is a rear yard providing a private outside space with a roller garage door allowing for off street parking if required.

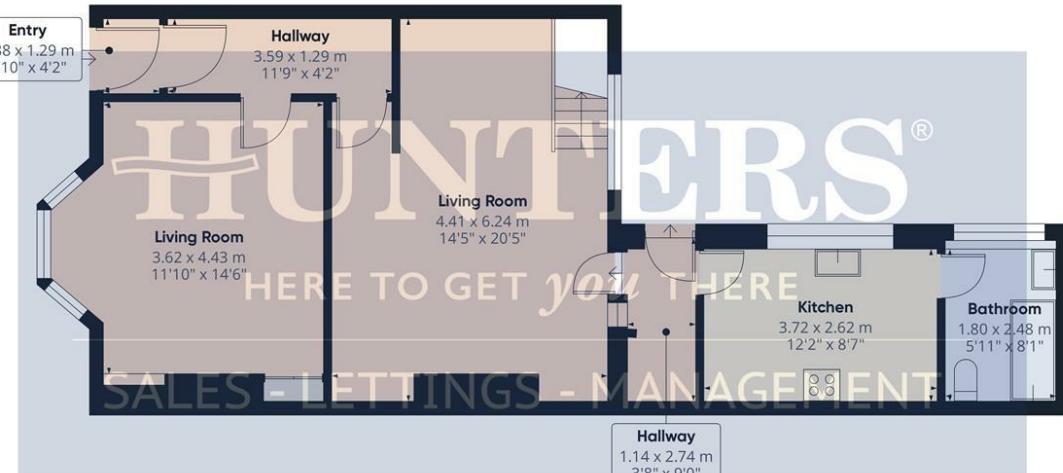
Situated close to the coast, reputed schools, excellent transport links, and a range of amenities, Moreland Street provides both convenience and character.

Sure to appeal to a wide range of buyers.

Viewing comes recommended !







### Viewings

Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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SALES - LETTINGS - MANAGEMENT

Approximate total area<sup>(1)</sup>  
90.4 m<sup>2</sup>  
973 ft<sup>2</sup>

(1) Excluding balconies and terraces

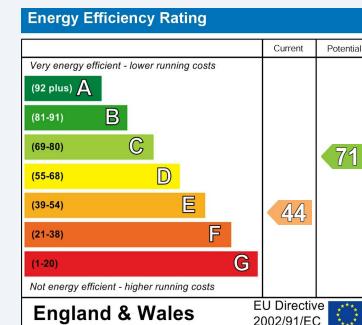
Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**THINKING OF SELLING?** 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.