Hartington Street

Roker

Sunderland

SR6 0LQ

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HARTINGTON STREET
ROKER

- ONE LEVEL LIVING
- 3 BEDROOMS
- LARGE PLOT
- 31ft GARAGE TO REAR

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Hartington Street

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INTRODUCTION

3 BEDROOM MID TERRACE COTTAGE - ONE LEVEL LIVING - LARGE PLOT & REAR YARD - 31ft GARAGE & WORK SHOP TO REAR - WELL PRESENTED & UPDATED - MINUTES TO ROKER PARK, BEACH, MARINA & SEABURN METRO...

ENTRANCE VESTIBULE

Entrance via white uPVC double-glazed door. New electric consumer unit, partially-glazed door leading to entrance hall.

ENTRANCE HALL

Carpet flooring, radiator, 3 doors leading off, 2 to bedrooms and 1 to lounge.

BEDROOM 1

16'4 x 11'4

Measurements taken at widest points and into bay.

Carpet flooring, radiator, white uPVC double-glazed bay window. This is large double bedroom with lovely high ceilings.

BEDROOM 2

13'9 x 6'6

Large enough to accommodate a double bed.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Lovely high ceilings.

LOUNGE

14'4 x 13'9

Lovely large spacious lounge.

Carpet flooring, log burning stove, shelving unit and cupboard built into chimney breast recess, large double radiator, rear facing white uPVC double-glazed window. Door leading off to kitchen, door leading off to bedroom 3.

BEDROOM 3

9'9 x 6'7

Good size single bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Part of the room to the rear has been partitioned off to create a huge walk-in cupboard which stretches the whole width of the room and is approx. 3ft 9" in depth. This could be retained as is to create useful storage, or opened out to create a larger 3rd bedroom if the new owners required it.

KITCHEN
15'0 x 8'3
Vinyl wood-effect flooring, large double radiator, white uPVC double-glazed window facing out onto rear courtyard. Modern fitted kitchen with a range of wall and floor units in a white high gloss finish with contrasting laminate work surfaces, stainless steel sink with single bowl, single drainer and matching Monobloc tap, space and plumbing for a washing machine, space for electric oven, space for a dryer and built in cupboard housing a modern combi boiler which was just replaced fairly recently (approx. 2/3 years ago) door leading off to rear lobby.

REAR LOBBY
Ceramic tile flooring, recess in which the current owners sit their double fridge/freezer, white uPVC double-glazed door leading out to rear courtyard, door leading off to bathroom.

BATHROOM
7'8 x 5'5
Vinyl tile effect flooring, radiator, side facing white uPVC double-glazed window with privacy glass. Modern white bathroom suite comprising toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel, chrome tap with showerhead attachment. The walls are finished in a very tasteful grey ceramic tile.

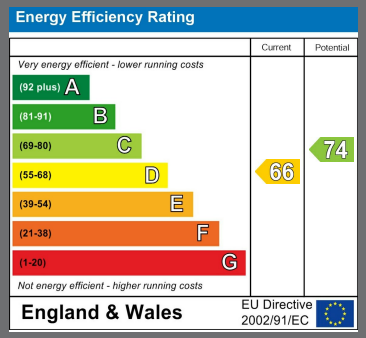
EXTERNALLY
On street parking to the front plus garage to the rear.

This property benefits from one of the very large rear courtyard which stretches approx. 47ft from main property and benefits from 2 main paved patio areas providing ample space for enjoying the sunshine, garden shed useful storage, huge detached garage with electric roller shutter door, stretching approx. 31ft in length and 9ft wide. The garage is spilt into 3 parts, the first part on immediately entering the garage from the back lane is the natural area where you would park a vehicle, measuring approx. 16ft 10" and back of the garage is spilt into 2 parts, 1 of which is a workshop and another is a storage room providing terrific versatility of use. Pedestrian gate leading directly from the back courtyard to the garage.

GENERAL
The property benefits from a new roof in recent years.
The property benefits from a render coat in various parts
Outside tap.
The garage has electric lighting and sockets.

Local Authority
Sunderland

Council Tax Band
A



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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