



HUNTERS[®]

HERE TO GET *you* THERE

Worcester Terrace, Ashbrooke, Sunderland, SR2

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.

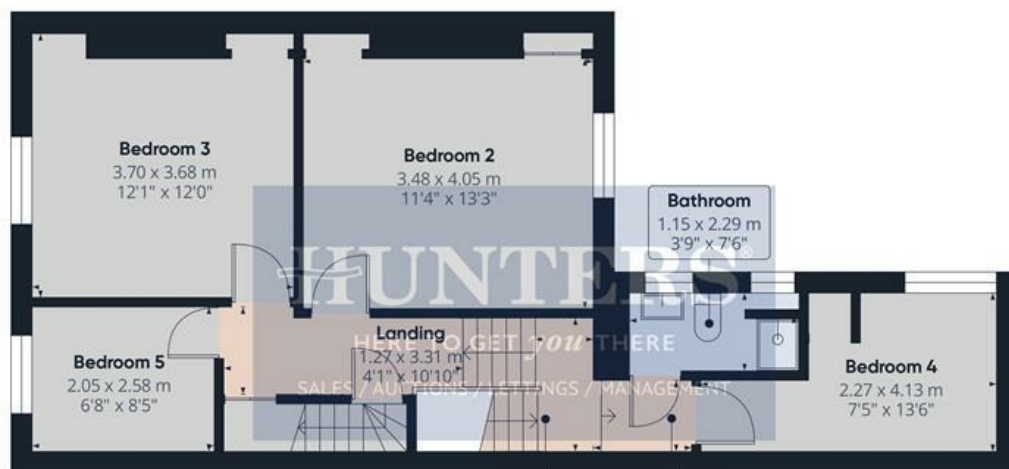
The property would benefit from some light modernisation, presenting an excellent opportunity to put your own stamp on a sizeable home with generous accommodation and plenty of character. Early viewing is highly recommended to appreciate the space and potential on offer.

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

sunderland@hunters.com | www.hunters.com



Floor 0



Floor 1



Floor 2



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

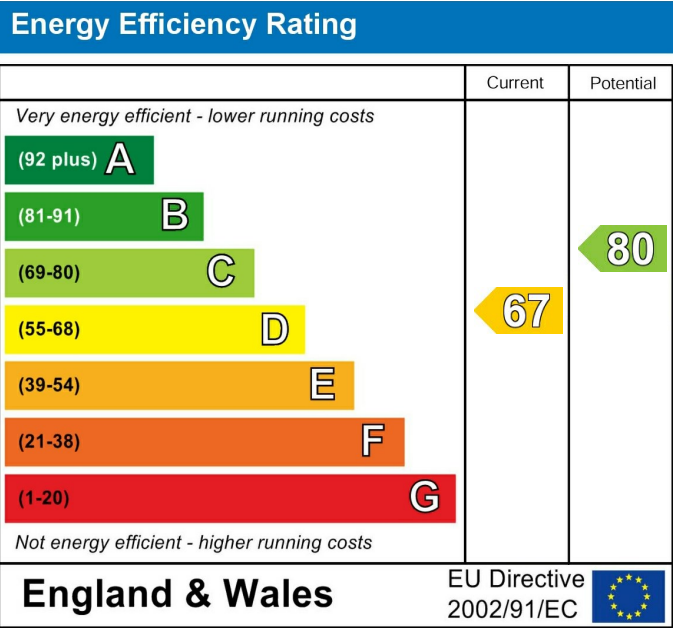
3'9" x 7'6"

Bedroom 1

18'1" x 12'2"

En-Suite

4'11" x 6'3"



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.





HUNT
HERE TO GET y
SALES / AUCTIONS / LETTIN



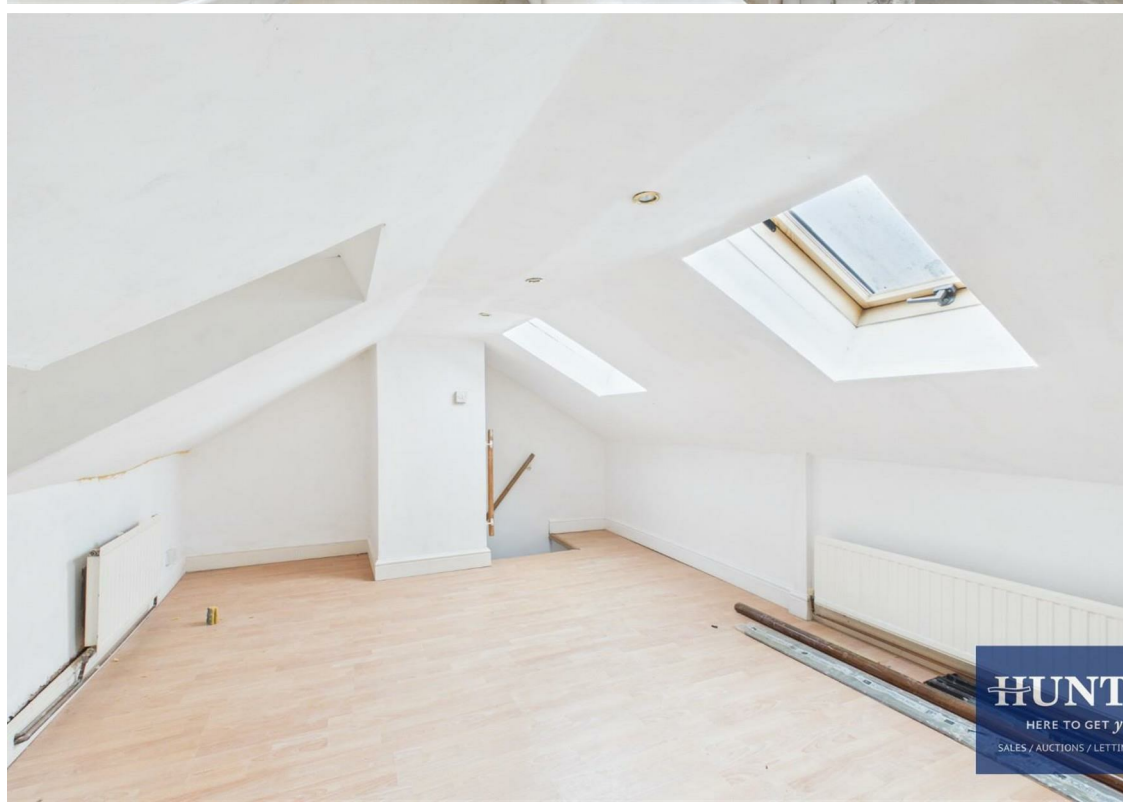
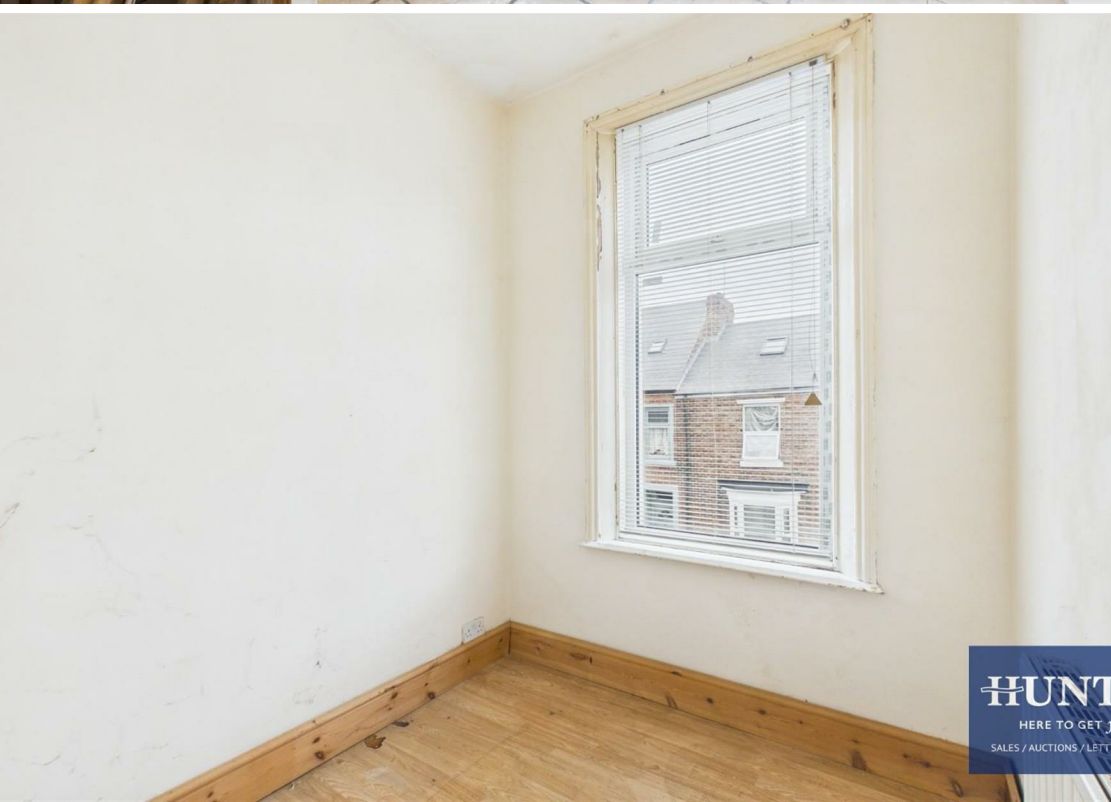
HUNT
HERE TO GET y
SALES / AUCTIONS / LETTIN

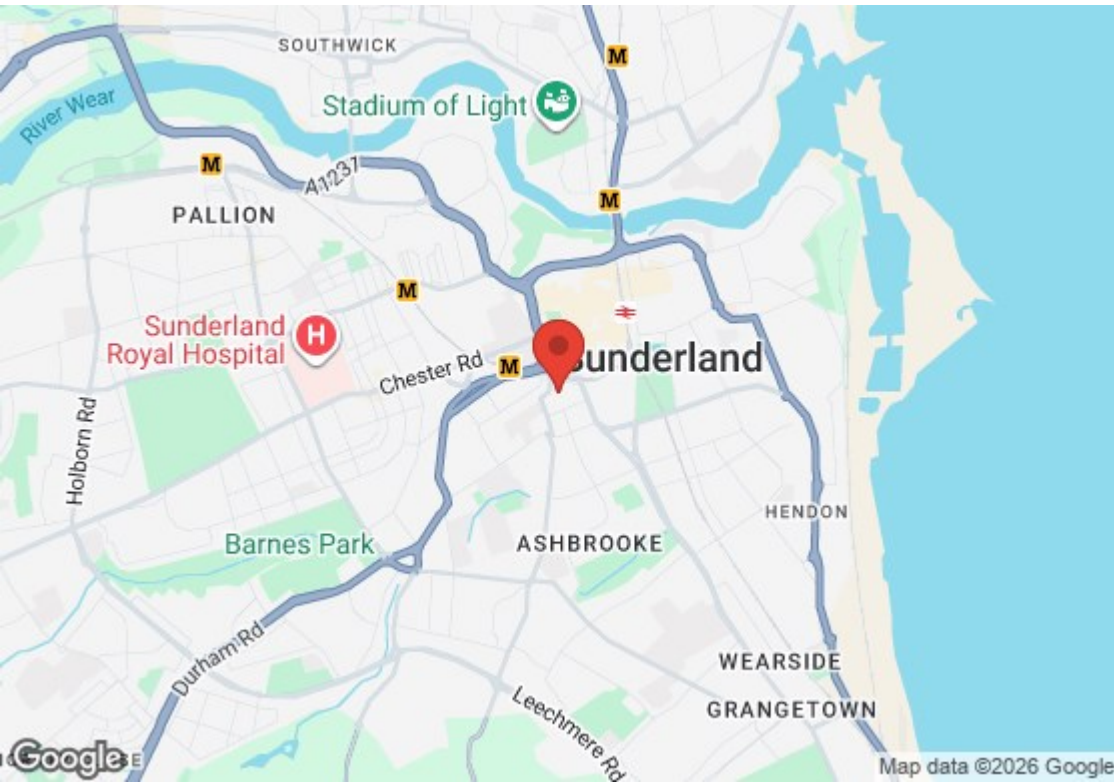


HUNT
HERE TO GET y
SALES / AUCTIONS / LETTIN



HUNT
HERE TO GET y
SALES / AUCTIONS / LETTIN





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 CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	