



Coast Guard Cottages, Roker, Sunderland, Tyne & Wear, SR6 0PD

Asking Price £165,000



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PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * CHARMING COTTAGE * THREE BEDROOM TERRACE * NO ONWARD CHAIN * COUNCIL TAX BAND - B * EPC RATING - D *

Nestled in the picturesque parade of Coast Guard Cottages in Roker, Sunderland, this charming mid-terrace house offers a splendid opportunity for those wishing to embrace coastal living. Spanning an impressive 786 square feet, the property features a thoughtfully designed layout that caters to a variety of lifestyles.

Upon entering, you are greeted by a spacious reception room that radiates warmth and character, complemented by an additional reception room that provides versatile living space. The ground floor is completed by a fitted kitchen and a shower room, making it functional for everyday living.

The property boasts three generously sized bedrooms, each providing ample space for relaxation and rest. While the interior requires refurbishment, it presents a blank canvas for those looking to create their dream home.

Retaining several attractive original features, this home exudes charm and character. Additional benefits include uPVC double glazing throughout, ensuring energy efficiency and comfort, alongside gas central heating via a combi boiler.

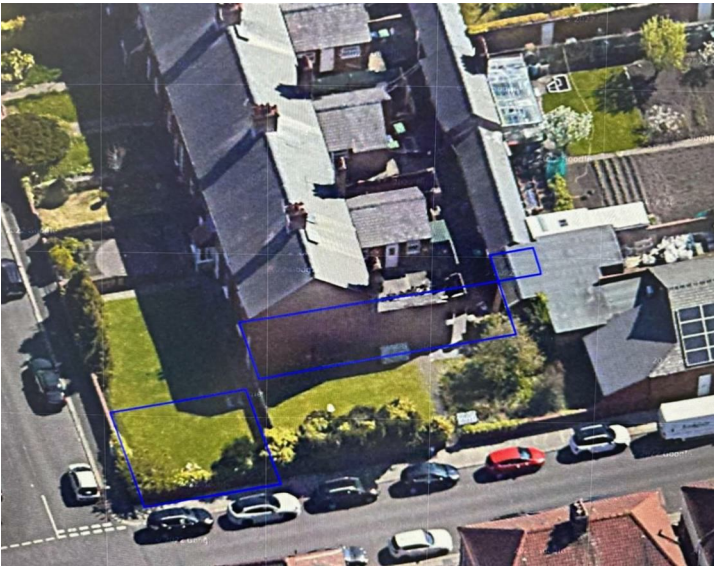
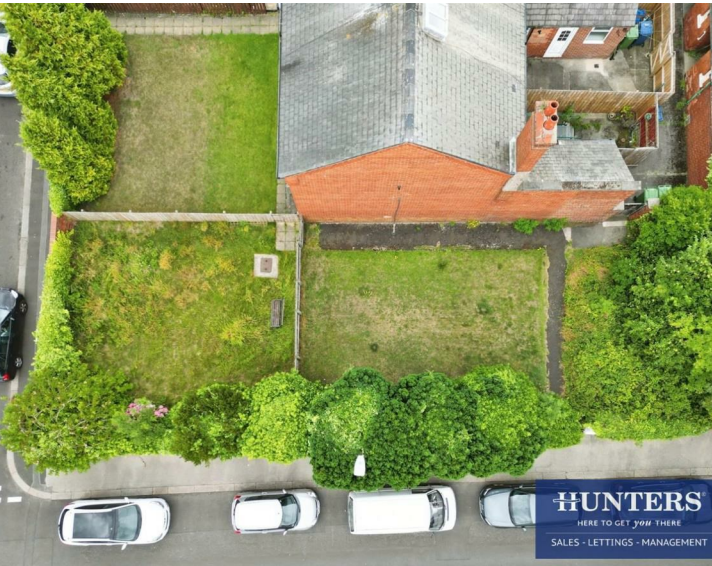
The good-sized front garden and sunny rear yard with useful outhouse further enhance the overall appeal of this residence. (Please see photo highlighting external boundaries & refer to agent for further information.)

This property is not merely a house; it is a wonderful opportunity to invest in a sought-after location by the sea. With its blend of modern amenities and original charm, this home is sure to attract a variety of potential buyers.

Viewing comes recommended.



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Dining Room
15'3" x 9'8"

Bathroom
7'3" x 4'3"

Living Room
15'2" x 14'5"

Landing
7'0" x 7'9"

Kitchen
6'1" x 11'0"

Bedroom 1
15'3" x 9'6"

Bedroom 2
8'1" x 11'3"

Bedroom 3
6'7" x 7'9"



Floor 0



Floor 1

HUNTERS
HERE TO GET *you* THERE
SALES - LETTINGS - MANAGEMENT

Approximate total area⁽¹⁾

786 ft²

73.1 m²

Reduced headroom

5 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

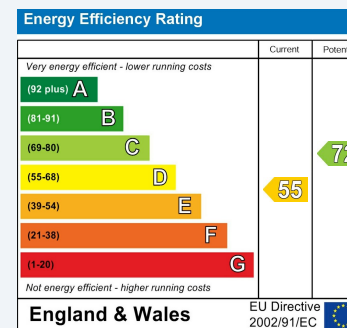
Below 5 ft/1.5 m

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.

Viewings

Please contact 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.