



**Forster Street, Roker, Sunderland, Tyne & Wear, SR6**

**Asking Price £130,000**





# Forster Street, Roker, Sunderland, Tyne & Wear, SR6



PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN \* TWO BED COTTAGE \* IN NEED OF MODERNISATION \* SPACIOUS REAR YARD \* CLOSE TO COAST AND AMENITIES \* FREEHOLD \* COUNCIL TAX BAND - A \* EPC - TBC \*

We are delighted to present 2-bedroom terraced cottage currently listed for sale. The house is in need of modernisation, making it a perfect opportunity for those wishing to add their personal touch and add value to their investment. It is ideal for first time buyers wanting to put their stamp on their first home or investors.

The property boasts a single reception room, a space that could be ideal for relaxation or entertainment. The property features two bedrooms and a bathroom equipped with a large shower, providing a great foundation for a modern and comfortable living space.

There is also a sunroom just off the hallway to the rear of the house, which has a multitude of uses.

Another feature of this property is its provision for parking, including off road parking for one car, accessed via roller shutter.

The property is situated in a much sought-after location of Roker, SR6, guaranteeing a solid investment. It benefits from public transport links, making commute easy and convenient. The house is also located near schools, which is perfect for families.

Local amenities are just a stone's throw away, ensuring you have everything you need within your reach. The property is also within proximity to nearby parks such as Roker Park, and coastal walking and cycling routes, making it ideal for those who enjoy outdoor activities.

In conclusion, this property, with its potential for a complete personalisation and its exceptional location, is a great opportunity for buyers.



# Forster Street, Roker, Sunderland, Tyne & Wear, SR6 0JU



Hallway  
11'10" x 4'6"

Bedroom 2  
9'10" x 6'9"

Bedroom 1  
11'9" x 15'3"

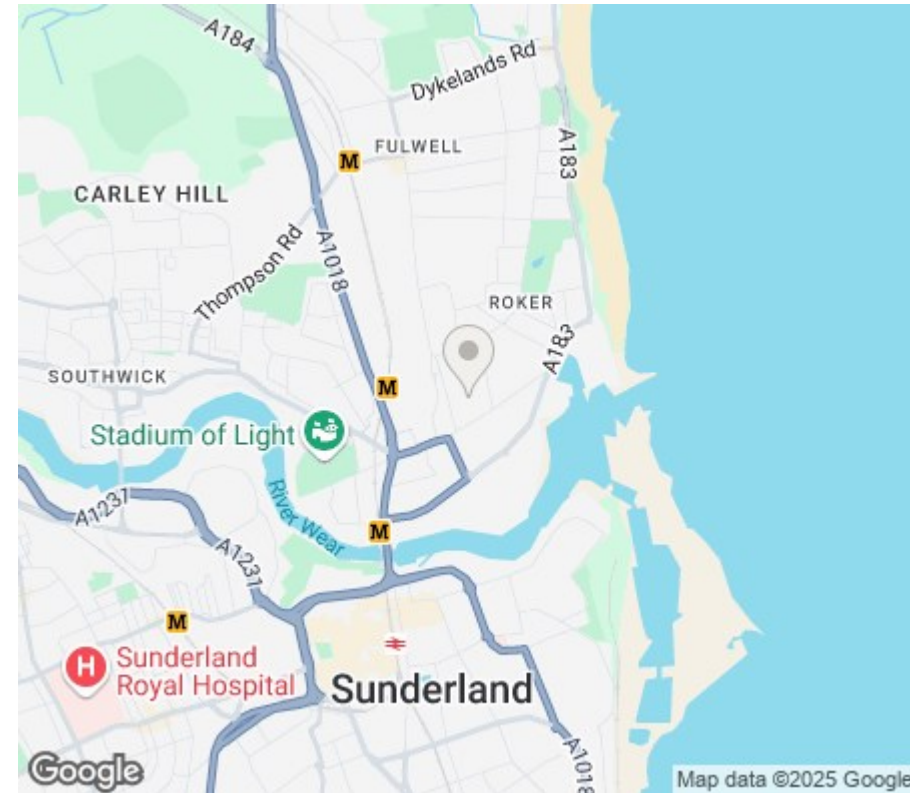
Hallway 2  
3'10" x 5'8"

Living Room  
13'1" x 11'6"

Sunroom  
5'6" x 10'5"

Kitchen  
12'2" x 8'8"

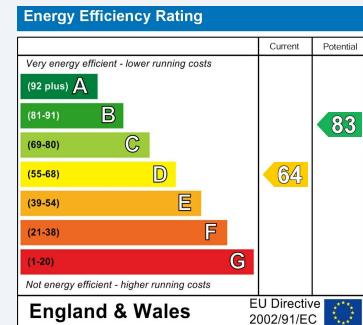
Bathroom  
5'11" x 8'11"





## 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](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.