



Ritson Street, Roker, Sunderland, SR6

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Ritson Street, Roker, Sunderland,SR6

## £900 Per Month, Deposit £1,038

RITSON STREET, ROKER \* RENT £900 PER MONTH \* DEPOSIT £1038.46 \* UNFURNISHED \*

\* OPEN PLAN LIVING \* SPACIOUS THROUGHOUT \* SOUGHT AFTER LOCATION \* TWO DOUBLE BEDROOMS & STUDY \* COUNCIL TAX BAND A \* EPC - D \*

Viewings start from 26th May Onwards.

Hunters are delighted to present to the market this superbly modern and spacious mid-terraced dormer cottage, ideally situated in the ever-popular area of Roker.

Perfectly positioned for easy access to a wide range of local amenities, including the stunning coastline with its array of restaurants, as well as nearby schools, shops, and excellent transport links.

Beautifully presented throughout, the property offers well-proportioned and versatile accommodation that is sure to appeal to a broad range of people.

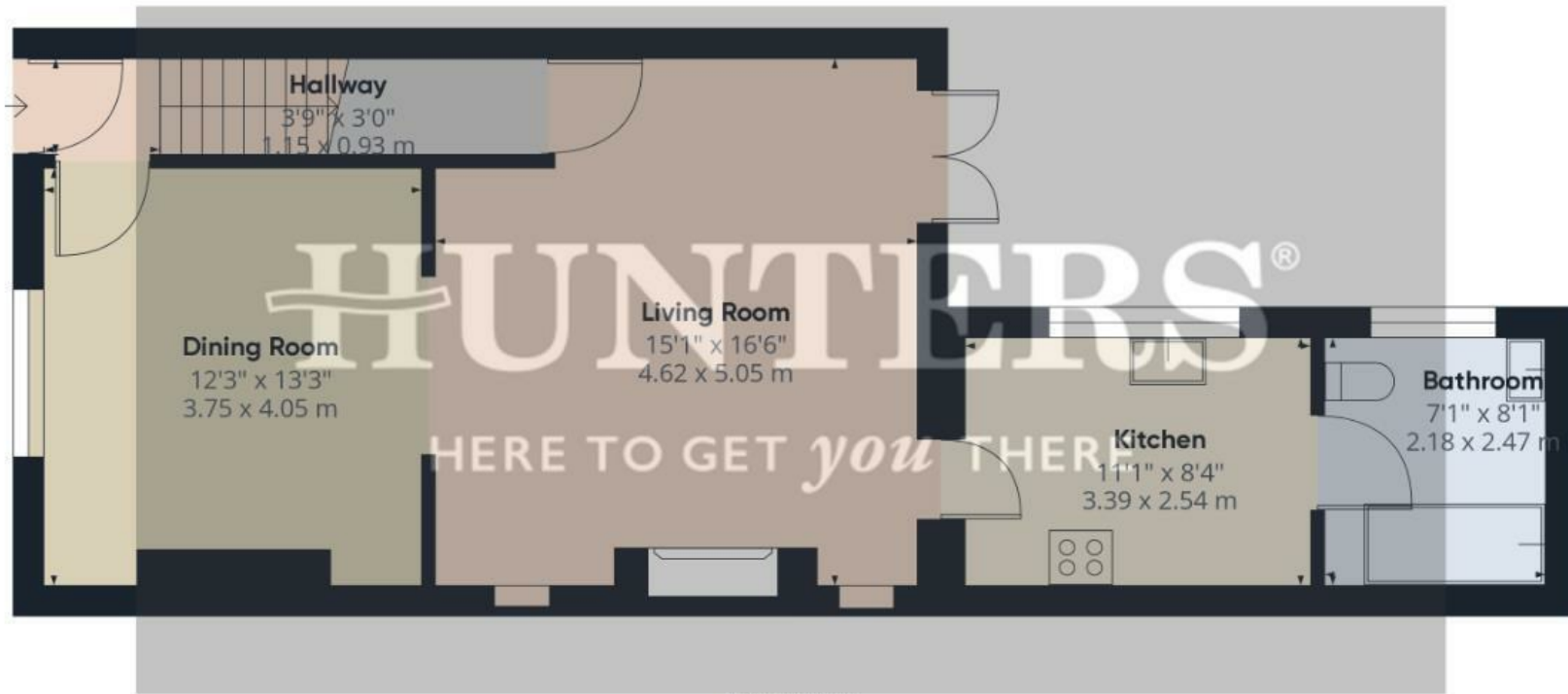
The accommodation briefly comprises an open-plan dining room leading into a welcoming lounge with French doors, a fitted kitchen, and a contemporary bathroom to the ground floor. To the first floor are two generous double bedrooms along with an additional study-sized room.

Externally, the property benefits from a charming south-facing rear courtyard, providing an attractive outdoor space, together with the added advantage of an electric roller shutter allowing access for off-street parking.

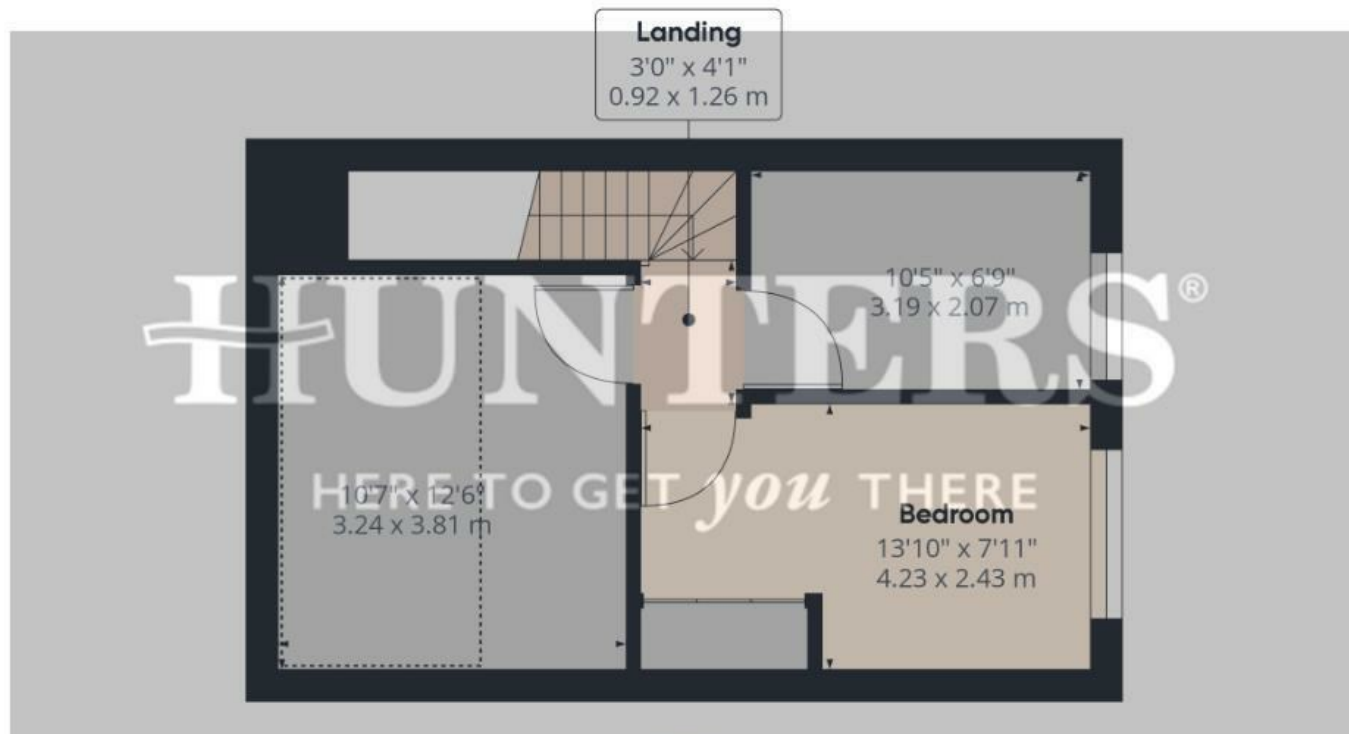
Early viewing is highly recommended.

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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

934.59 ft<sup>2</sup>

86.83 m<sup>2</sup>

**Reduced headroom**

74 ft<sup>2</sup>

6.87 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

### Hallway

3'9" x 3'0"

The hallway provides a straightforward and practical entrance to the property, with a carpeted staircase ascending to the first floor. The walls are kept plain and light, ensuring the space feels open and welcoming as you move through the home.

### Living Room

15'1" x 16'6"

The living room showcases a spacious and inviting atmosphere, enhanced by two large windows that flood the room with natural light and a set of French doors opening to the exterior. The space is accented by warm wooden flooring and finished with a modern fireplace, creating a cosy yet contemporary feel.

### Dining Room

12'3" x 13'3"

This dining room offers a generous space for entertaining. The room benefits from a neutral colour scheme and wooden floors that extend from the living room, enhancing the sense of flow between the two spaces. A window provides natural light, while a modern light fixture hangs centrally above the table, adding a stylish focal point to the room.

### Kitchen

11'1" x 8'4"

The kitchen is fitted with a range of wooden cabinets paired with dark, polished countertops that offer ample preparation space. Equipped with a built-in gas hob and oven, alongside a stainless steel sink beneath a large window, the kitchen is practical and well-lit. The floor is tiled in a dark shade that complements the cabinetry, and recessed ceiling lights provide additional illumination.

### Bathroom

7'1" x 8'1"

This bathroom is fully tiled in a neutral beige tone,

creating a clean and fresh appearance. It features a white bathtub with a shower screen, a pedestal sink, and a toilet. A frosted window allows natural light to filter in while maintaining privacy. The room is completed with a wall-mounted radiator.

### Landing

3'0" x 4'1"

The landing at the top of the stairs is compact yet functional, providing access to the first-floor rooms. It is painted in a light neutral shade, continuing the clean and simple decor throughout the home.

### Bedroom 1

13'10" x 7'11"

The first-floor bedroom benefits from soft natural light through its window, highlighting the neutral decor that creates a calm and restful environment. It includes a fitted wardrobe with mirrored sliding doors, providing practical storage without encroaching on space. The layout is simple yet functional, perfect for a comfortable sleeping area.

### Bedroom 2


10'5" x 6'9"

A smaller room set up as a study or home office with ample space for a desk and chair. The window brings in natural light, and the decor is kept light and neutral to provide a focused working environment. This room could also serve as a guest bedroom or additional living space, depending on your needs.

### Rear Garden

The rear exterior features a paved patio area enclosed by walls, offering a private outdoor space. There is enough room for a small table and chairs, ideal for enjoying fresh air and outdoor dining. The space is easily accessed from the interior through French doors, creating a seamless connection between indoor and outdoor living.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

