



Forster Street, Roker, SR6

HUNTERS[®]
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Forster Street, Roker, SR6

£169,950

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS * 2 BEDROOM * SR6 * FREEHOLD * COUNCIL TAX BAND A * EPC RATING D*

For sale: a two-bedroom terraced house in Forster Street, Sunderland, offering practical space and a convenient location for first-time buyers, investors and families.

Inside, the reception room features a fireplace with a wood-burning stove and access to the upstairs, creating a central hub to the home. The large kitchen benefits from good natural light and provides dining space, ideal for everyday meals. High ceilings run throughout, adding a sense of openness.

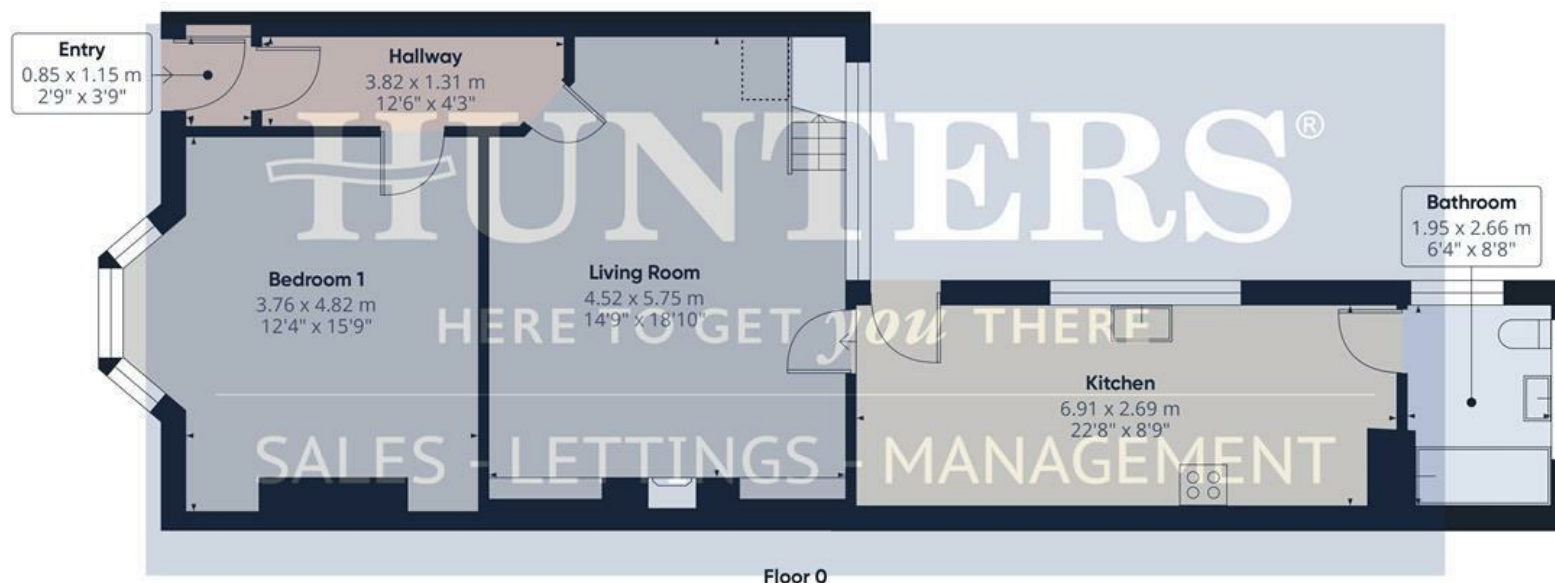
The master bedroom is on the ground floor and includes large windows, while the second bedroom is a first-floor loft room with Velux windows, giving a bright, airy feel. The tasteful bathroom includes a modern vertical radiator and large windows.

Outside, the property enjoys a large rear yard with a car port, providing off-street parking and useful outbuildings for storage or hobby space.

The location offers access to nearby schools, local amenities and green spaces, including nearby parks for walking and leisure. Sunderland city centre, with its shops, cafés and restaurants, is within easy reach, while Roker and Seaburn seafronts offer further options for days out along the coast.

This two-bedroom terraced house presents a practical option in a well-connected Sunderland location.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788
sunderland@hunters.com | www.hunters.com



Approximate total area⁽¹⁾

105.7 m²
1138 ft²

Reduced headroom

12.6 m²
135 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

- Entry

2'9" x 3'9"
- Hallway

12'6" x 4'3"
- Bedroom 1

12'4" x 15'9"
- Living Room

14'9" x 18'10"
- Kitchen

22'8" x 8'9"
- Bathroom

6'4" x 8'8"
- Landing

4'7" x 2'7"
- Bedroom 2

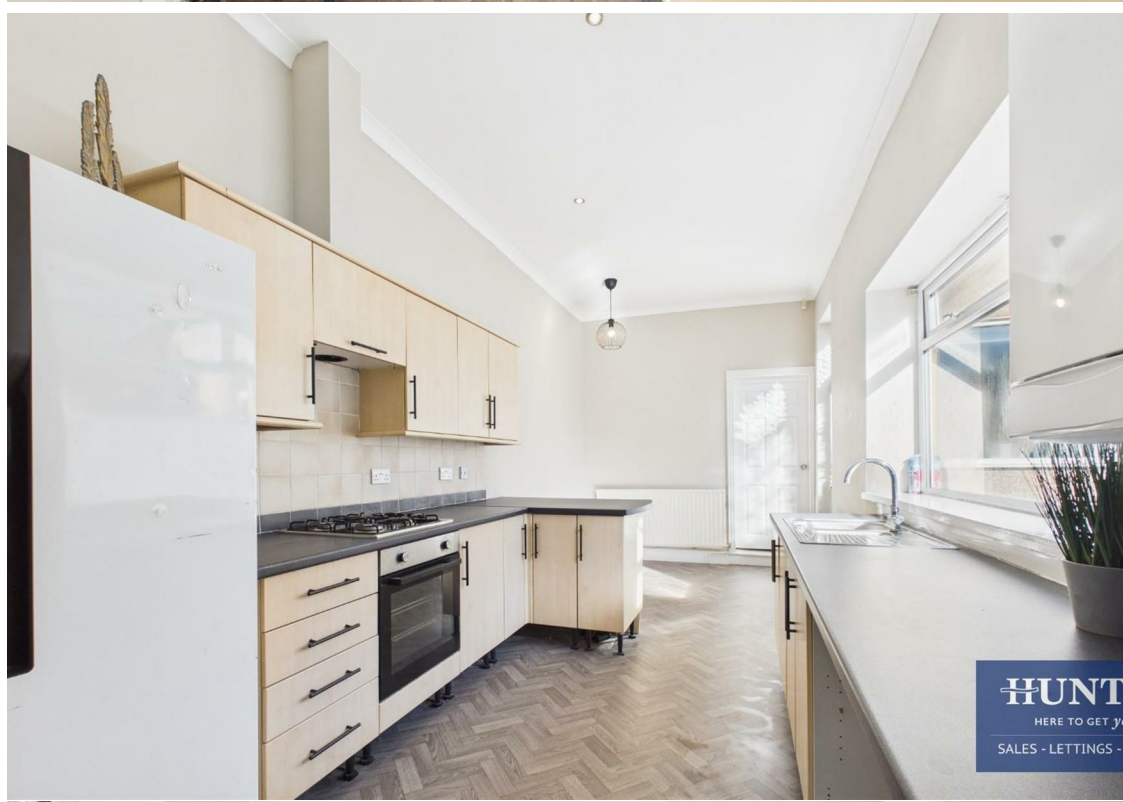
18'5" x 15'10"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.







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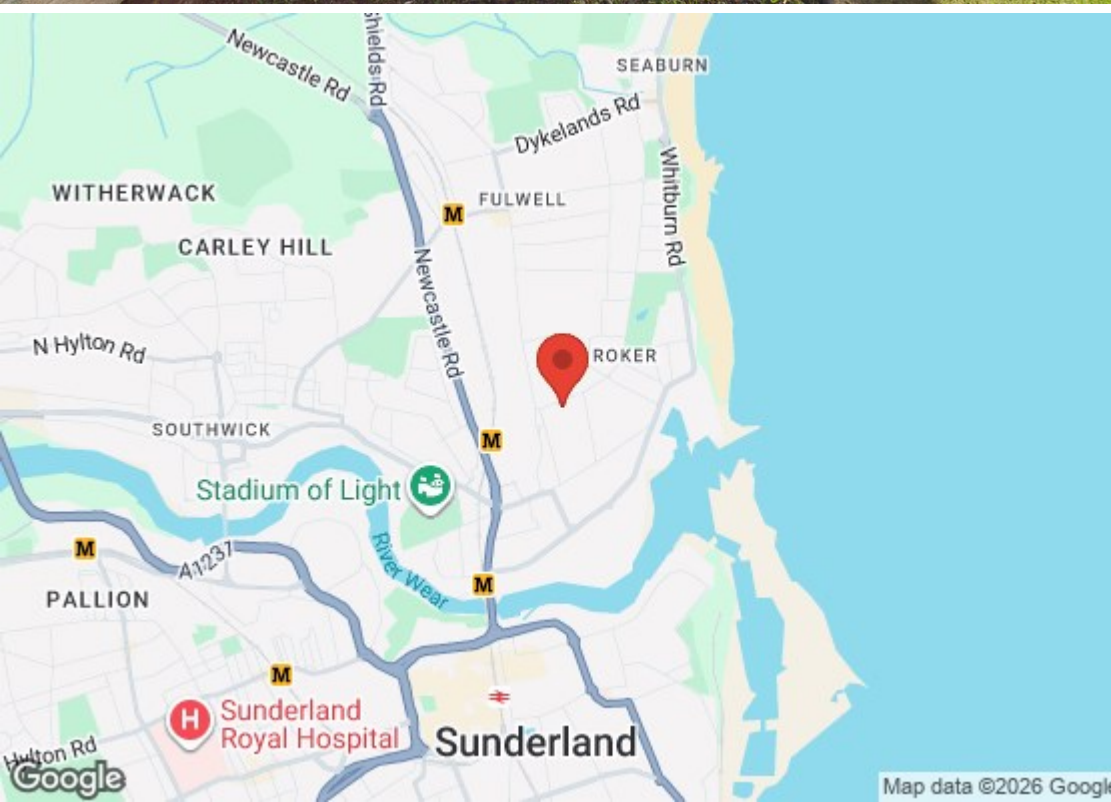
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Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	