



**Stansfield Street, Roker, Sunderland, Tyne & Wear, SR6 0JY**



**Offers In The Region Of £189,950**



# Stansfield Street, Roker, Sunderland, Tyne & Wear, SR6 0JY

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN \* MID-TERRACE COTTAGE \* SPACIOUS THROUGHOUT \* COUNCIL TAX BAND - B \* EPC RATING - E \*

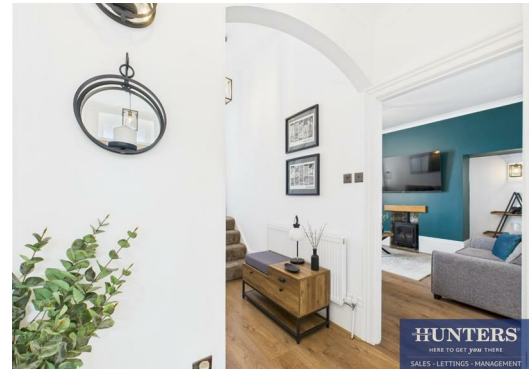
This immaculate three-bedroom terraced cottage is certain to impress, making excellent use of space throughout. Perfectly positioned in a sought after location with convenient access to local amenities, the coast and nearby parks, this property presents a fantastic opportunity for first time buyers, families, or couples seeking quality accommodation.

As you step through the hallway, you're welcomed into a spacious front room, highlighted by a large bay window, allowing for an abundance of natural light and offering a flexible space for a bedroom or second living room, then main living room complete with an attractive fireplace and a log burner, creating a warm and inviting environment, ideal for relaxing or entertaining guests. The well-appointed kitchen benefits from ample natural light, stylish wood countertops, and dining space, providing a practical setting for everyday living and family meal times.

Upstairs, the master bedroom offers generous proportions, while the second double bedroom includes built-in wardrobes, maximising storage and enhancing comfort.

The modern bathroom has been finished to a high standard and features a contemporary, stylish suite complete with a luxurious waterfall shower.

Every aspect of this home has been carefully thought through, delivering a blend of classic charm and modern convenience. With its great use of space, tasteful decor, and desirable features including a traditional fireplace and log burner, this property is well-suited to those seeking a move-in ready home in a prime location. Early viewing is highly recommended to appreciate all that this property has to offer.





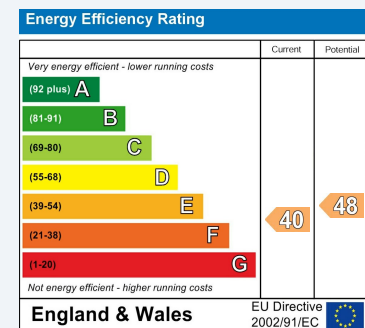






## ENERGY PERFORMANCE CERTIFICATE

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.