



Cooper Street, Roker, Sunderland, SR6 0NG

Offers In The Region Of £172,500



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PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * SUPERBLY PRESENTED * MID TERRACE HOUSE * COUNCIL TAX BAND - A * EPC RATING - E * FREEHOLD *

Nestled on Cooper Street in the charming area of Roker, Sunderland, this delightful two-bedroom terrace house offers a perfect blend of original character and modern living. Spacious throughout the property has been thoughtfully upgraded and renovated, making it a lively example of contemporary home design.

Upon entering, you are greeted by a lobby and hallway that lead to a separate front living room, ideal for relaxation or entertaining guests. The heart of the home is the open-plan living and dining area, which seamlessly connects to a modern kitchen, creating a spacious and inviting atmosphere. The property also features a convenient utility room and a downstairs WC, enhancing its practicality.

On the first floor, you will find two generously sized double bedrooms, each offering ample space and comfort. The rear bedroom boasts an en-suite bathroom, while a family bathroom serves the master.

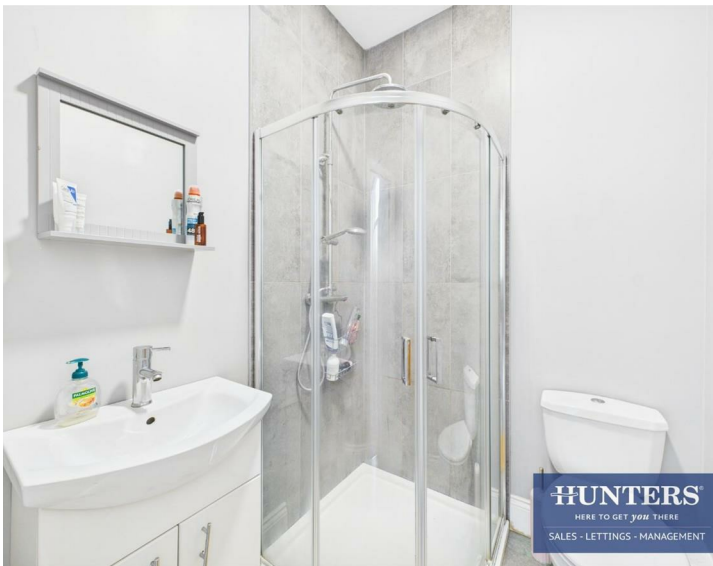
Outside, the property includes a rear yard with a garage door, providing parking for one vehicle if required. The location is truly exceptional, situated close to Roker Park and the stunning coastline, making it perfect for those who enjoy outdoor activities. Additionally, residents will benefit from a wealth of amenities, renowned schools, and excellent transport links, ensuring convenience and accessibility.

This charming home is an ideal choice for families, professionals, or anyone seeking a vibrant community with a touch of coastal charm.

Don't miss the opportunity to make this lovely property your own.



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ENTRY
.285'5" x 3'4"

LIVING/DINING
13'2" x 17'1"

LAUNDRY
8'7" x 4'7"

BEDROOM 2
10'2" x 11'1"

HALLWAY
11'5" x 3'6"

KITCHEN
14'1" x 7'2"

BEDROOM 1
11'5" x 15'9"

EN SUITE
5'1" x 5'7"

LIVING ROOM
11'4" x 12'10"

WC
6'2" x 2'6"

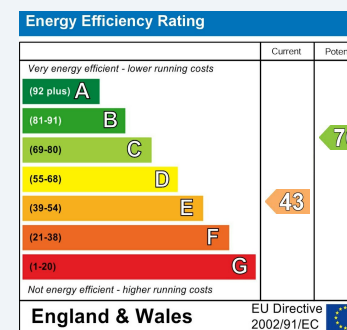
BATHROOM
8'0" x 5'6"



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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.