



James Armitage Street, Southwick, Sunderland, SR5

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James Armitage Street, Southwick, Sunderland, SR5

£85,000

* 1 BEDROOM * LOFT ROOM * FREEHOLD * NO ONWARD CHAIN * PARKING AT REAR * NEW BATHROOM *

For sale with no onward chain: a one-bedroom terraced cottage in the popular Southwick area of Sunderland, offering surprisingly spacious accommodation, high ceilings and a practical layout throughout.

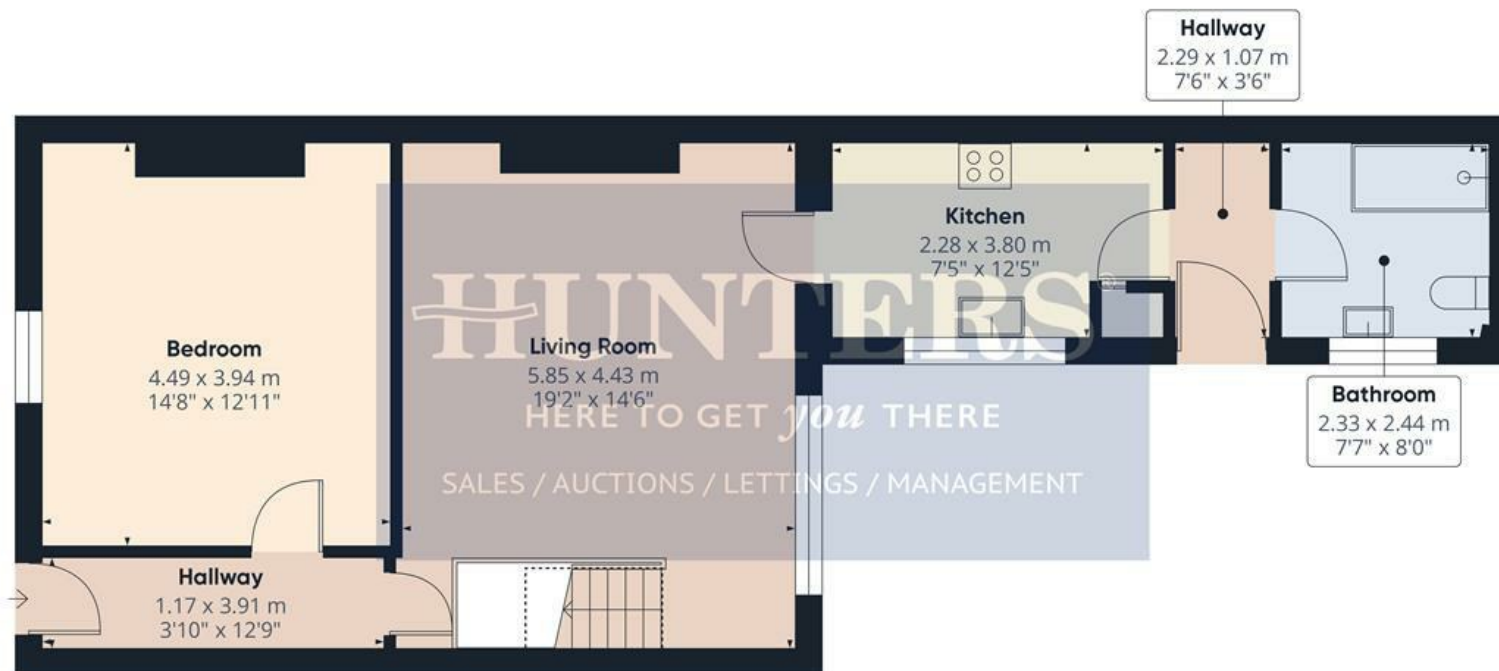
The ground floor features a generous double bedroom with good proportions and tall ceilings. To the rear, the living room provides a comfortable reception space, with large windows allowing plenty of natural light and an open staircase leading to the loft level. The kitchen is well planned, with modern units, a gas hob and tiled flooring.

A recently fitted shower room is a welcome addition, finished in a contemporary style with a walk-in shower. Upstairs, a large loft room with a Velux window provides useful additional space, complemented by a separate storage room.

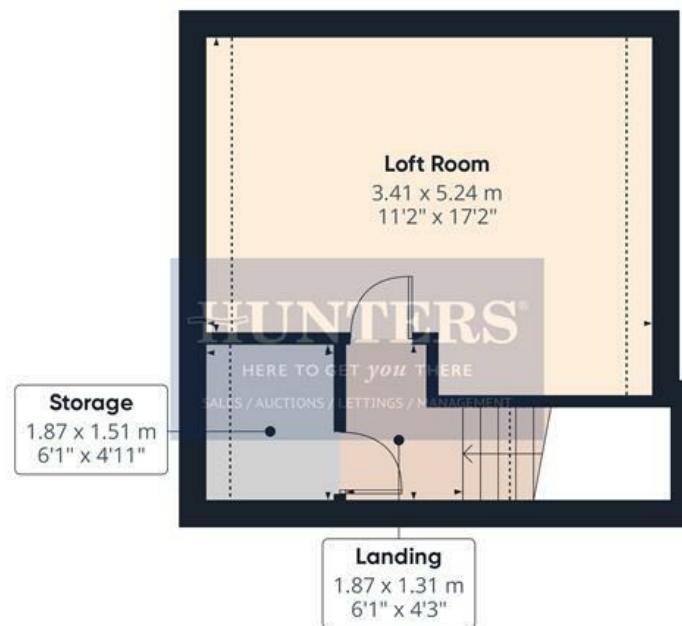
Outside, the enclosed rear yard features artificial lawn and a decked seating area, creating a low-maintenance space to enjoy. An electric roller shutter at the rear provides secure off-street parking.

Southwick offers a range of local shops, cafés and everyday amenities, with Sunderland city centre easily accessible by car or bus. Roker Park and the seafront are also within reach for outdoor recreation. Seaburn and Stadium of Light Metro stations provide connections to Sunderland, Newcastle and the wider Tyne & Wear area, while the A1231 and A19 offer convenient road links.

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Floor 0



Floor 1



Approximate total area⁽¹⁾

88.9 m²

956 ft²

Reduced headroom

4.1 m²

44 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

Hallway
3'10" x 12'9"

Bedroom
14'8" x 12'11"

Living Room
19'2" x 14'6"

Kitchen
7'5" x 12'5"

Hallway
7'6" x 3'6"

Bathroom
7'7" x 8'0"

Landing
6'1" x 4'3"

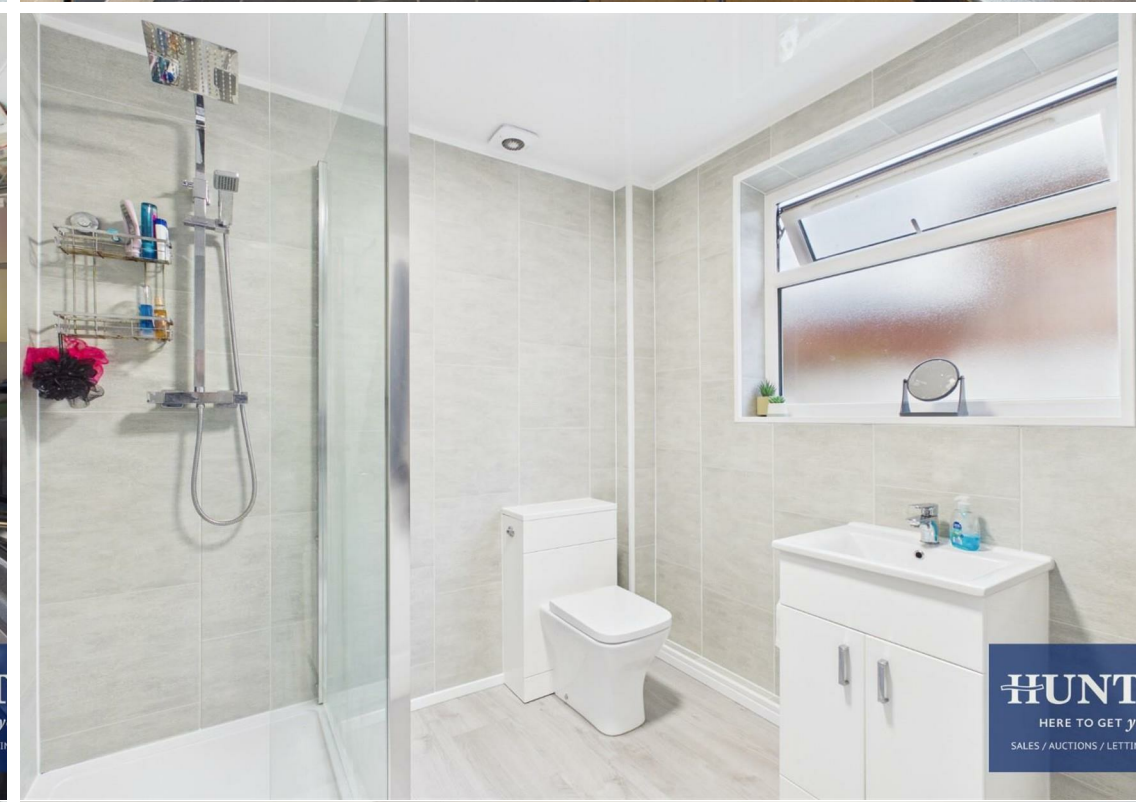
Loft Room
11'2" x 17'2"

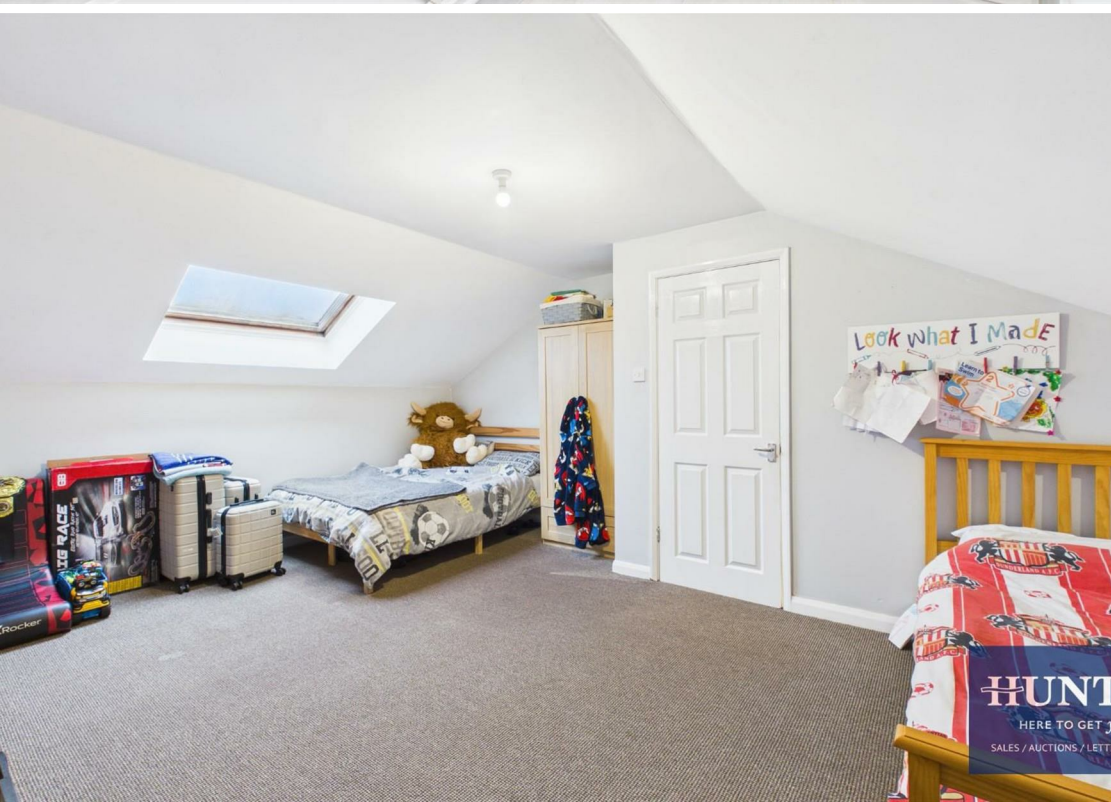
Storage
6'1" x 4'11"

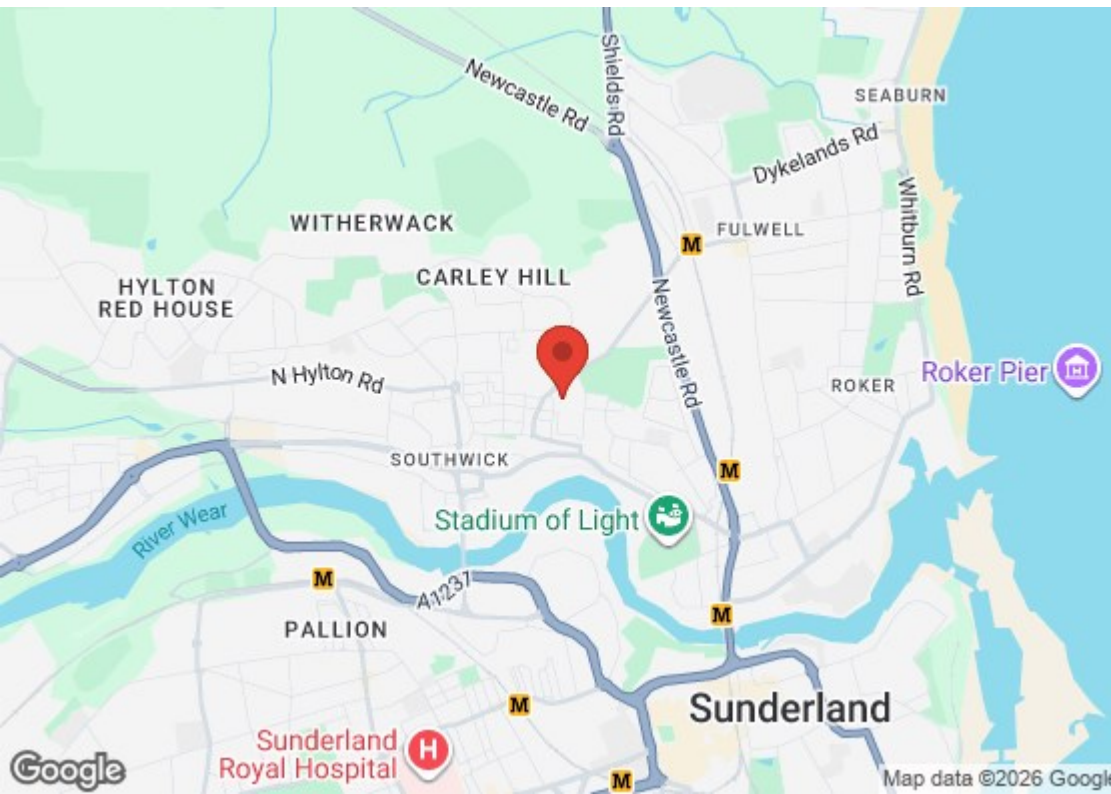
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
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Not environmentally friendly - higher CO ₂ emissions		
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