



Hartington Street, Roker, SR6

HUNTERS[®]

HERE TO GET *you* THERE

Hartington Street, Roker, SR6

£115,000

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

For sale: a two-bedroom end of terrace house in Hartington Street, Roker, offering plenty of scope for someone to put their own mark on the property. The house is in good condition but would benefit from some modernising, making it appealing to first-time buyers, investors and families looking to update a home to their own taste.

The reception room features a fireplace, leading through to a spacious kitchen. To the rear is a low-maintenance yard with separate single garage, providing useful outside space and secure parking or storage.

The master bedroom is a large room with high ceilings and large windows, giving a real sense of space. There is also a single bedroom, along with a bathroom that includes a shower unit and separate WC.

The property benefits from high ceilings throughout.

Hartington Street is well placed for Sunderland's local amenities, including nearby schools and parks. Roker Park and the seafront are within easy reach, offering green space, coastal walks, and play areas. Sunderland city centre provides a range of shops, cafés, and everyday services.

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Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

83.8 m²
 902 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Hallway

17'4" x 3'10"

Bedroom 1

13'7" x 15'4"

Bedroom 2

9'8" x 6'2"

Living Room

13'8" x 11'3"

Kitchen

16'4" x 7'10"

Hallway

2'7" x 2'7"

Bathroom


7'8" x 4'7"

WC

4'8" x 2'6"

Garage

9'9" x 17'7"

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	60	
(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.





