



Sandringham Terrace, Roker, Sunderland, Tyne & Wear, SR6

Offers In The Region Of £157,000



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DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * END TERRACED HOUSE * THREE BEDROOMS * PRIVATE REAR YARD * SPACIOUS THROUGHOUT * CLOSE TO COAST & AMENITIES * COUNCIL TAX BAND - A * EPC - D *

On offer for sale is this neutrally decorated, end of terrace house. Boasting a sought-after location, the property is excellently positioned near local amenities, public transport links, schools, parks, and popular walking and cycling routes.

With three bedrooms, this house offers ample space for families, first-time buyers, or investors. The property benefits from a single reception room, with a fireplace that adds a touch of character and warmth to the home.

The kitchen is a notable highlight, featuring a practical kitchen island and a dining space. The presence of a period fireplace in the kitchen/diner further enhances the inviting and homely feel of the property. There is one bathroom, well-maintained and providing the necessary comfort and functionality.

Externally, the property enjoys the advantage of outside space, providing the perfect setting for relaxation or outdoor dining. The property's EPC rating is D, and it falls under council tax band A.

In terms of condition, the house is neutrally decorated, offering a blank canvas for the new owners to make their own. The house is ready for immediate occupancy and promises a comfortable and convenient lifestyle, owing to its proximity to necessary facilities and services.

In conclusion, this property is a fantastic opportunity with its blend of character, comfort, and location. It is waiting for its new owners to embrace its potential and enjoy the lifestyle it offers. If you're seeking a property that combines charm with practical living, look no further.





HUNTERS

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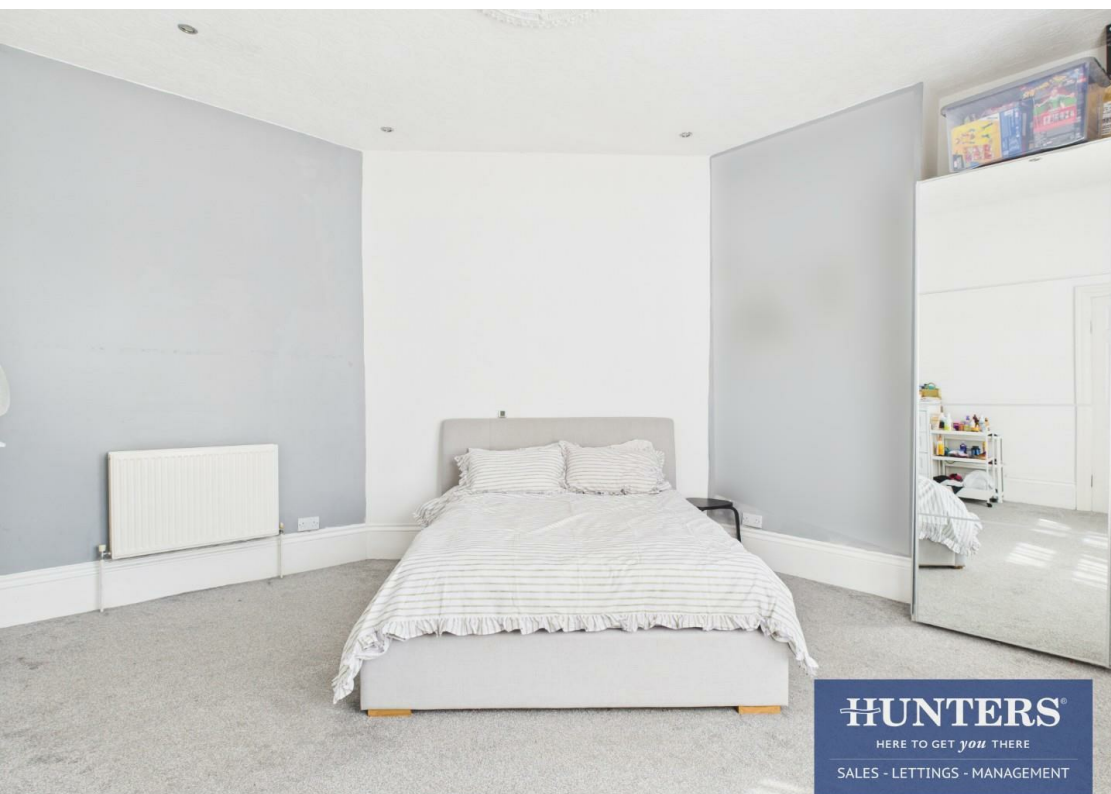
SALES - LETTINGS - MANAGEMENT



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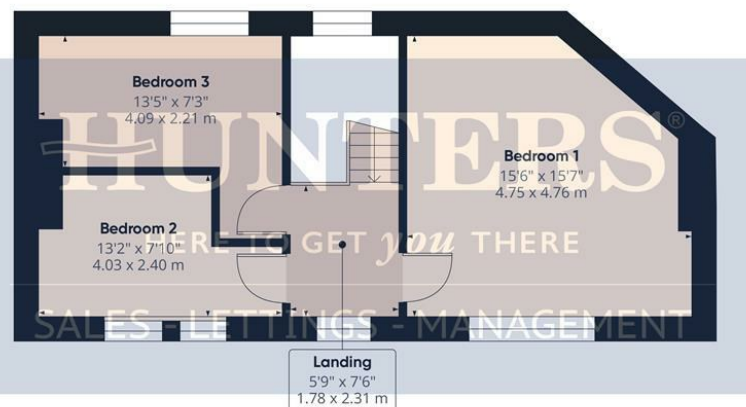
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Floor 0



Floor 1

Viewings

Please contact sunderland@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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Approximate total area^m
1014 ft²
94.2 m²

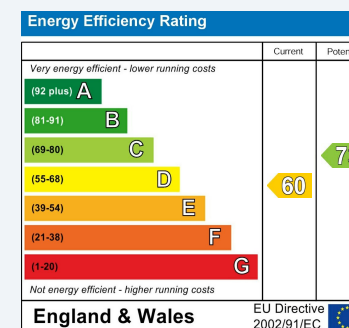
(1) Excluding balconies and terraces

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

GIRAFFE 360

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.