



Ripon Street, Sunderland, SR6

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Ripon Street, Sunderland, SR6

Offers In The Region Of £175,000

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* THREE BEDROOMS \* NO ONWARD CHAIN \* REAR YARD \* COUNCIL TAX BAND - A \* FREEHOLD \*

Nestled on Ripon Street, Roker, Sunderland, this delightful terraced cottage exudes character and warmth. Spanning an impressive 1,296 square feet this property offers a wonderful blend of traditional charm and modern convenience.

Upon entering, you are greeted by a spacious entrance hallway that sets the tone for the rest of the home. The front living room is a cosy retreat, perfect for relaxing evenings, while the further rear reception room provides an ideal space for dining or additional living. The well-appointed kitchen boasts a range of fitted units and the family bathroom is conveniently located on the ground floor.

The first floor is home to three generously sized double bedrooms, each offering ample space and natural light. Additionally, a separate WC adds to the convenience of this well-designed layout.

Outside, the property features a rear yard complete with an outhouse and a roller shutter, providing off-street parking for one vehicle.

Situated close to the stunning coastline, the city centre, and Roker Park, this cottage is perfectly positioned to enjoy the best of Sunderland. The area boasts excellent amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

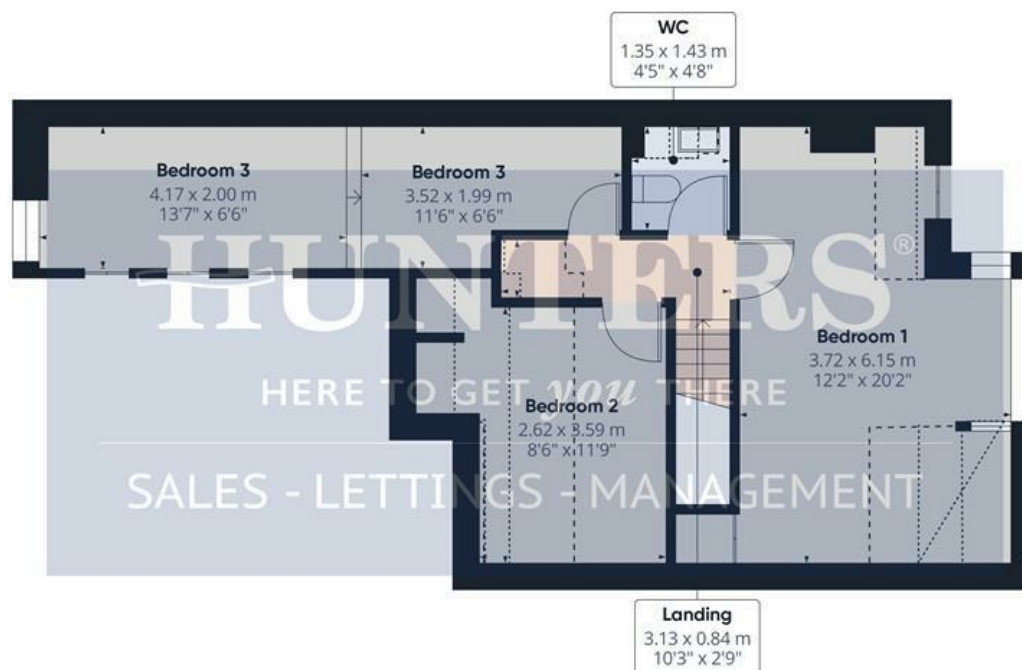
Offered with no onward chain, this charming cottage is ready for you to make it your own.

Viewing comes highly recommended !

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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

120.4 m<sup>2</sup>

1296 ft<sup>2</sup>

**Reduced headroom**

6.2 m<sup>2</sup>

66 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

GIRAFFE360

**Hallway**  
11'10" x 4'2"

**Living Room**  
12'6" x 14'1"

**Dining Room**  
14'4" x 18'7"

**Hallway**  
3'10" x 7'10"

**Kitchen**  
12'9" x 8'9"

**Bathroom**  
6'3" x 9'1"

**Landing**  
10'3" x 2'9"

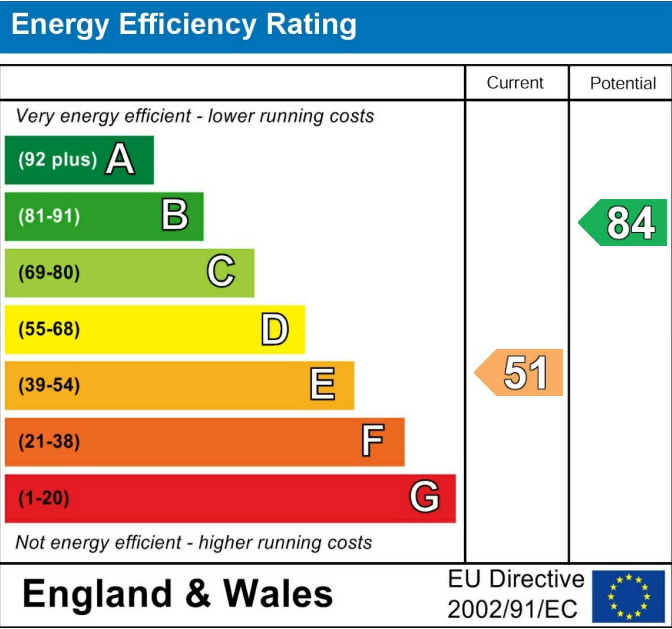
**Bedroom 1**  
12'2" x 20'2"

**Bedroom 2**  
8'7" x 11'9"

**Bedroom 3**  
11'6" x 6'6"

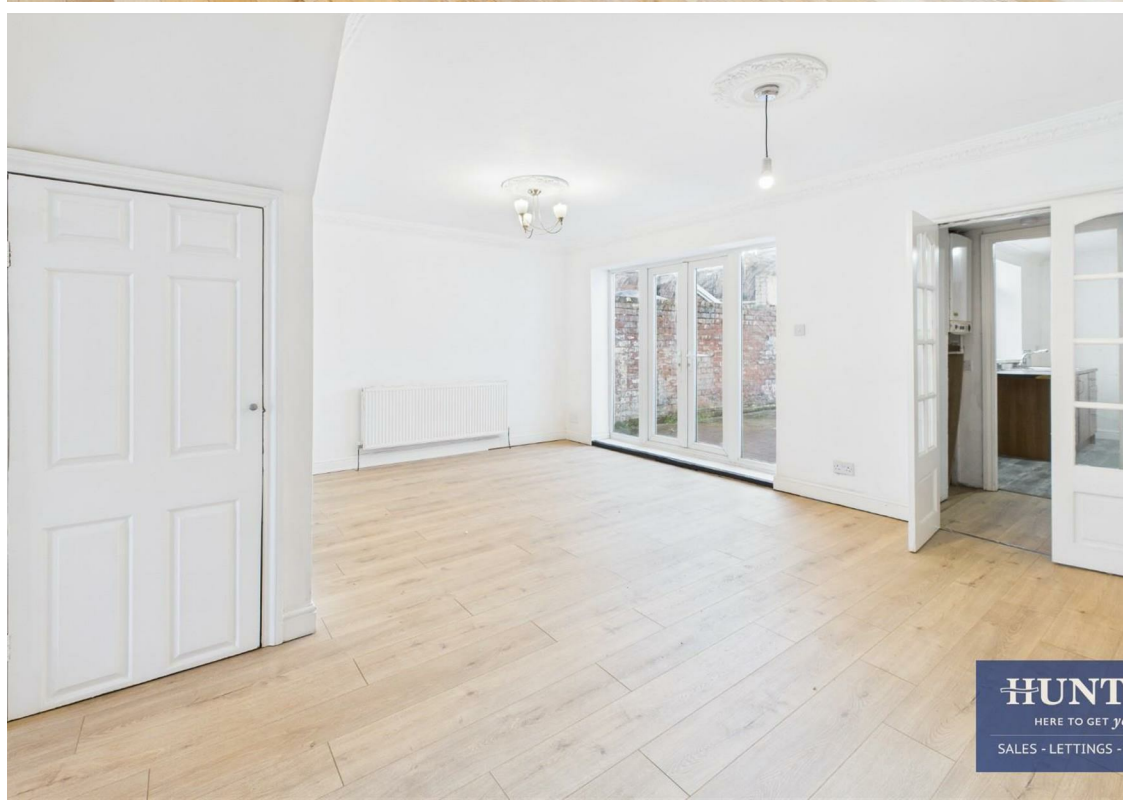
**Bedroom 3**  
13'8" x 6'6"

**WC**  
4'5" x 4'8"

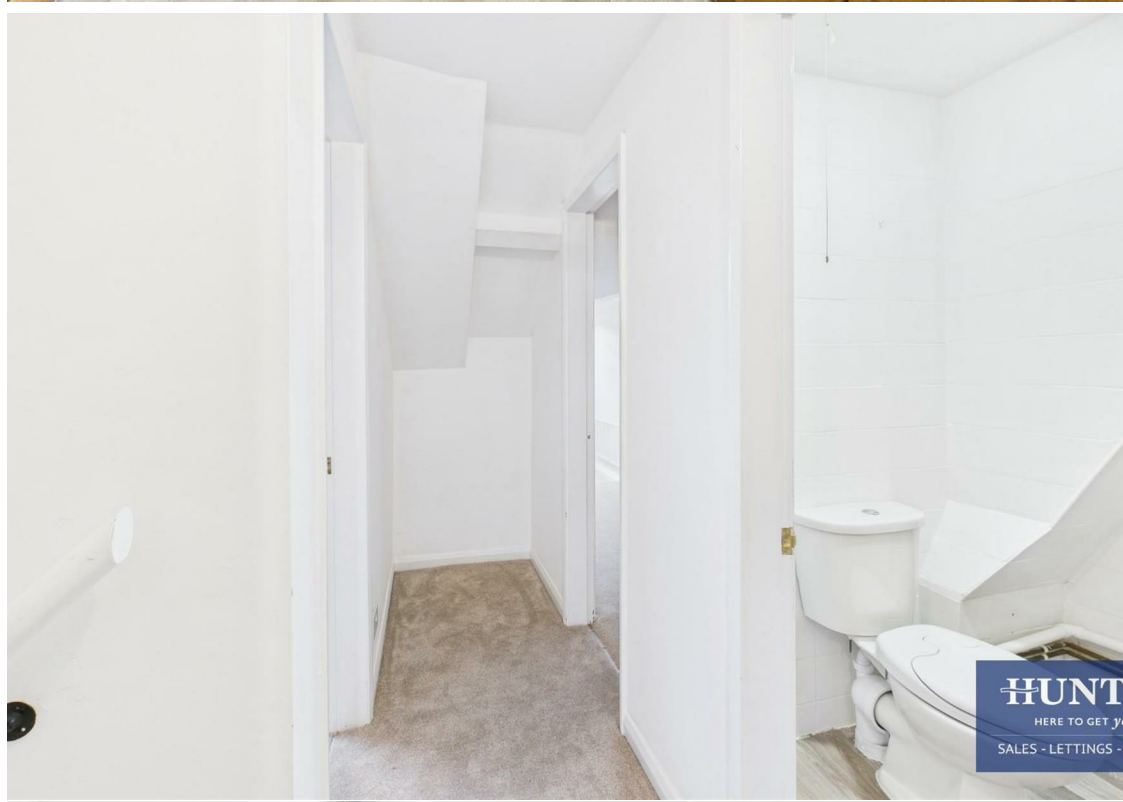


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.



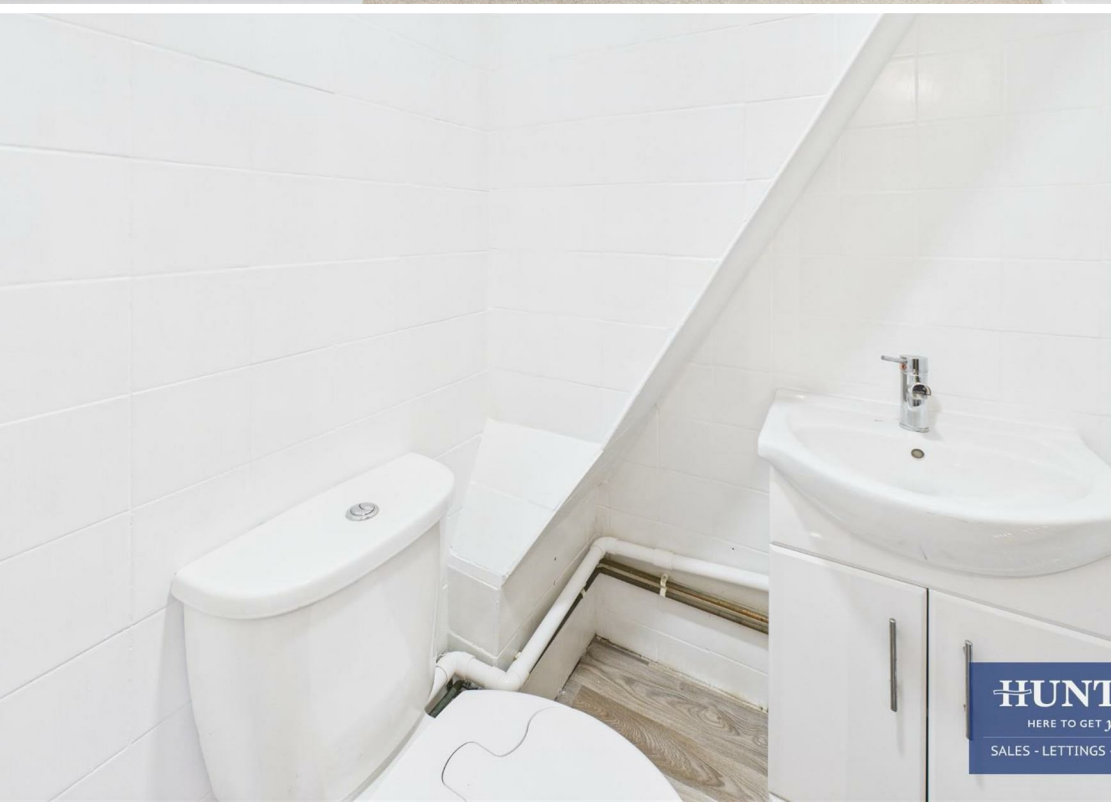
















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