



Ripon Street, Roker, Sunderland, Tyne & Wear, SR6 0LD

Asking Price £175,000



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* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN * TWO BEDROOM * BEAUTIFULLY PRESENTED * MID TERRACED * MUST BE VIEWED TO APPRECIATE * OFF STREET PARKING * COUNCIL TAX BAND A * EPC RATING E *

Welcome to this charming two-bedroom terraced cottage located on Ripon Street in the desirable area of Roker, Sunderland. This delightful property, spanning approximately 960 square feet, offers a perfect combination of style and comfort, making it an ideal choice for modern living.

As you enter, you are greeted by an inviting hallway that leads you into a spacious lounge/diner. This area is enhanced by a striking log burner, which not only provides warmth but also adds character to the home. The well-fitted kitchen is both functional and stylish, catering perfectly to those who enjoy cooking and entertaining.



On the ground floor, you will find two generously-sized bedrooms. One of these bedrooms features an enclosed dressing area, while the other boasts a raised mezzanine, providing a dual desk space that is perfect for those who work from home. Ascending to the first floor, you will discover the loft space currently utilised as a master bedroom, a serene retreat that offers ample space for relaxation.

The modern bathroom on the ground floor is designed with contemporary fixtures, ensuring a comfortable and stylish experience for all residents. Externally, the property boasts a beautifully landscaped rear yard, complete with built-in flower beds and seating, as well as a timber built store that is ideal for utility purposes, including plumbing for washing machines. Off street parking is also an option via rear double gates.

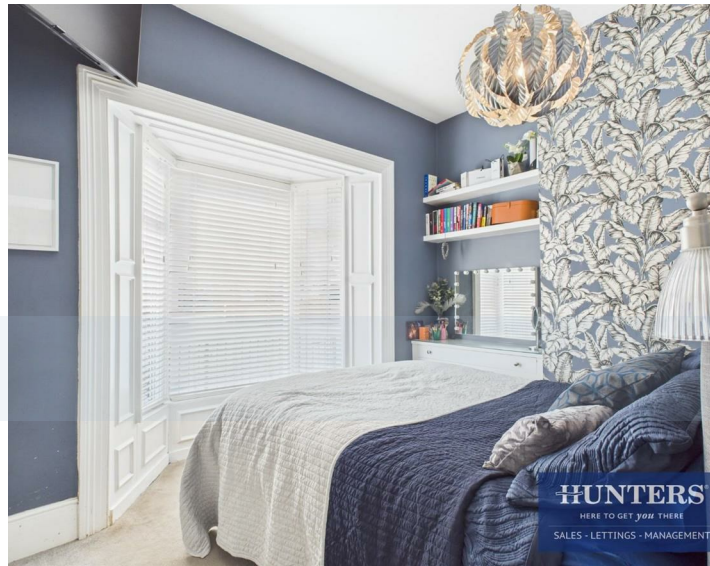


Situated in a highly sought-after location, this cottage is conveniently close to a variety of local amenities, schools, and just a short stroll from the picturesque seafront.

Do not miss the opportunity to explore this remarkable home first hand. It is a perfect choice for those seeking a blend of comfort, style, and convenience in a vibrant community.



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Entry
3'1" x 2'8"

Bedroom 2
6'8" x 12'11"

Rear Hall
5'9" x 3'1"

Landing
3'2" x 3'3"

Hallway
3'1" x 9'4"

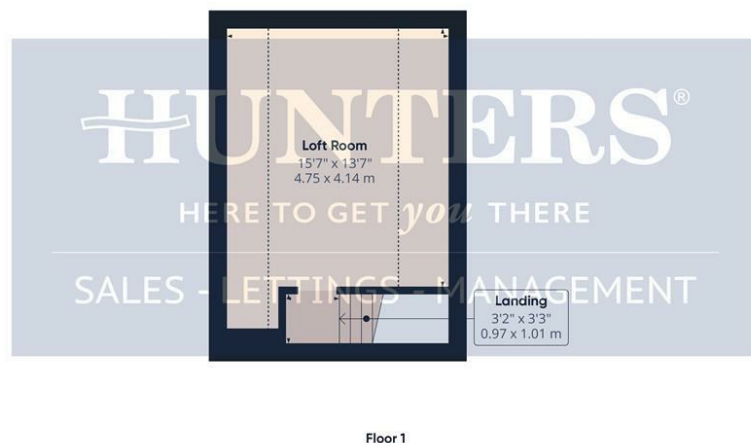
Living / Dining Room
21'10" x 13'0"

Bathroom
6'11" x 5'7"

Bedroom 1
10'5" x 8'9"

Kitchen
7'10" x 14'3"

Loft Space
15'7" x 13'6"



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.

HUNTERS®
HERE TO GET *you* THERE

Approximate total area⁽¹⁾

960 ft²

89.2 m²

Reduced headroom

93 ft²

8.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

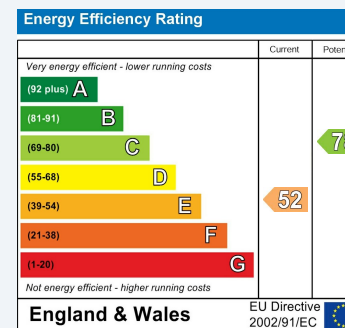
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.