



Buttermere Street, Grangetown, SR2

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

# Buttermere Street, Grangetown, SR2

Asking Price £99,950

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS \* 2 BEDROOM \* 2 BATHROOM \* FREEHOLD \* COUNCIL TAX BAND A \* EPC RATING TBC \*

This two-bedroom terraced house in Grangetown, Sunderland is for sale and offers a renovation project for those looking for a blank canvas. It provides an opportunity for someone to put their own stamp on the property, and may appeal to first-time buyers, investors and families seeking a home to update to their own taste.

The layout currently includes one kitchen with a garden view, two bathrooms and two bedrooms. Upstairs you'll find the main bathroom and a master bedroom with built-in storage, alongside a further double bedroom. There is also a downstairs shower room, adding useful flexibility for day-to-day living.

Grangetown is well placed for local amenities, including everyday shops, takeaways and convenience stores, with Sunderland city centre reachable by bus or car for a wider choice of shopping, leisure and employment options. The area is close to the coast, with Seaburn and Roker beaches within easy reach for walks, sea air and seafront cafés.

This terraced house represents an investment opportunity in a coastal Sunderland neighbourhood with local amenities and schools close by, ready for refurbishment to create a home tailored to individual requirements.

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Floor 0



Floor 1

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

67.3 m<sup>2</sup>  
 724 ft<sup>2</sup>

(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 4'4"

**Living Room**

13'10" x 11'11"

**Kitchen**

7'4" x 11'5"

**Bathroom**

6'6" x 5'7"

**Landing**

3'0" x 0'9"

**Bedroom 1**

11'5" x 12'11"

**Bedroom 2**

10'0" x 10'2"

**Hallway**

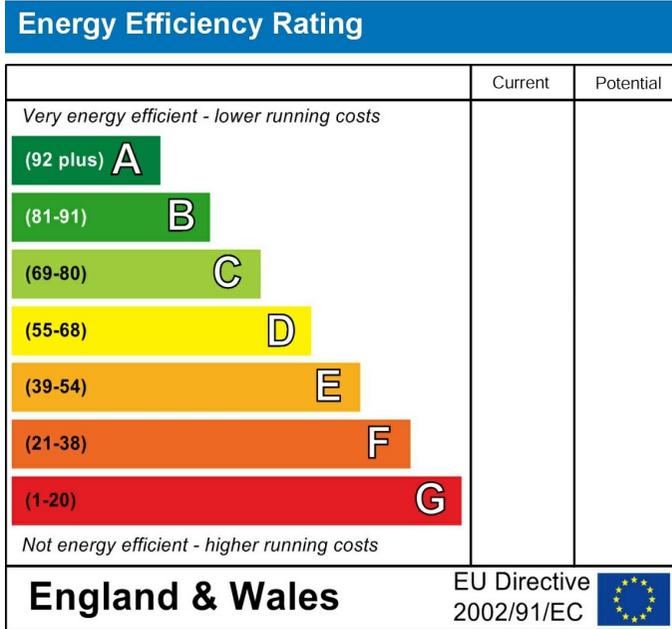
3'0" x 3'1"

**Bathroom**

6'9" x 8'6"

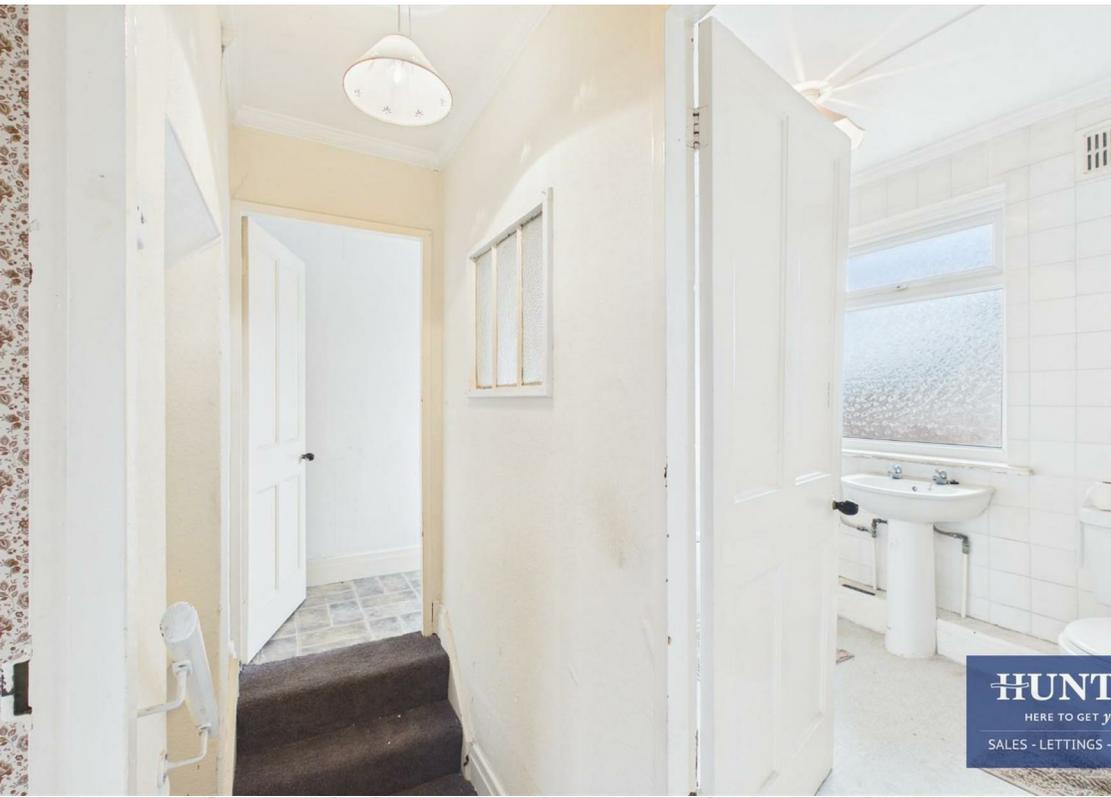
**Cupboard**

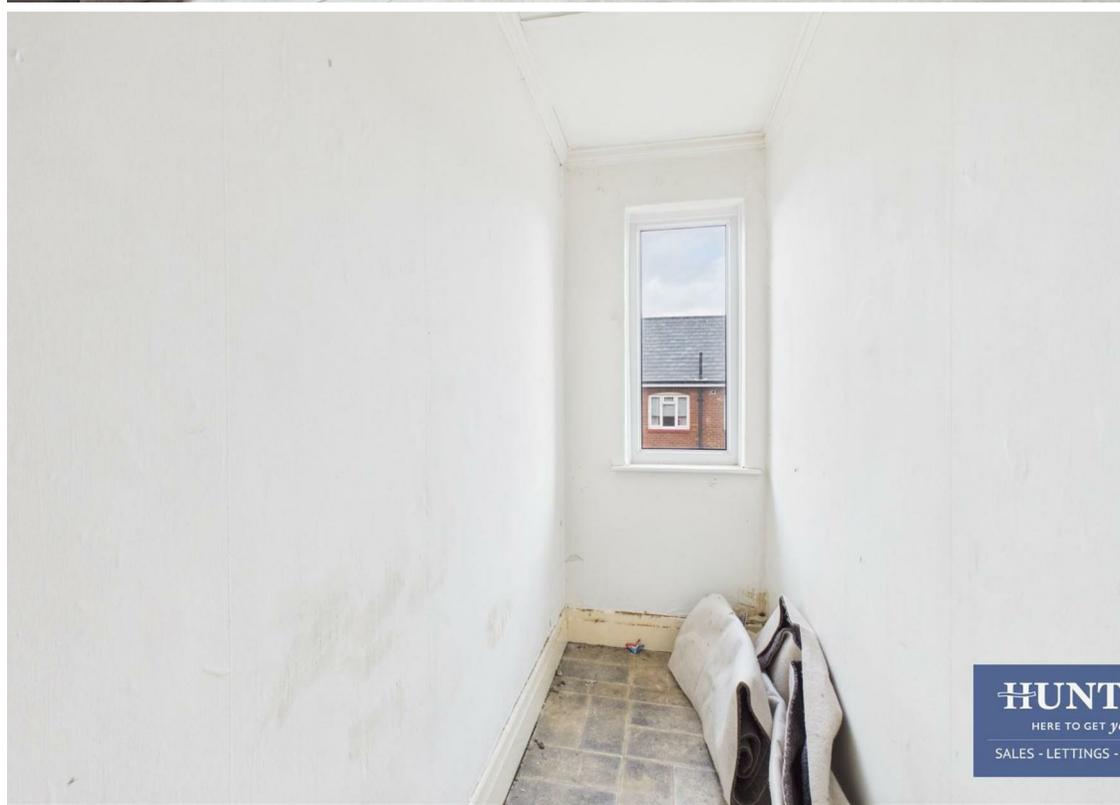
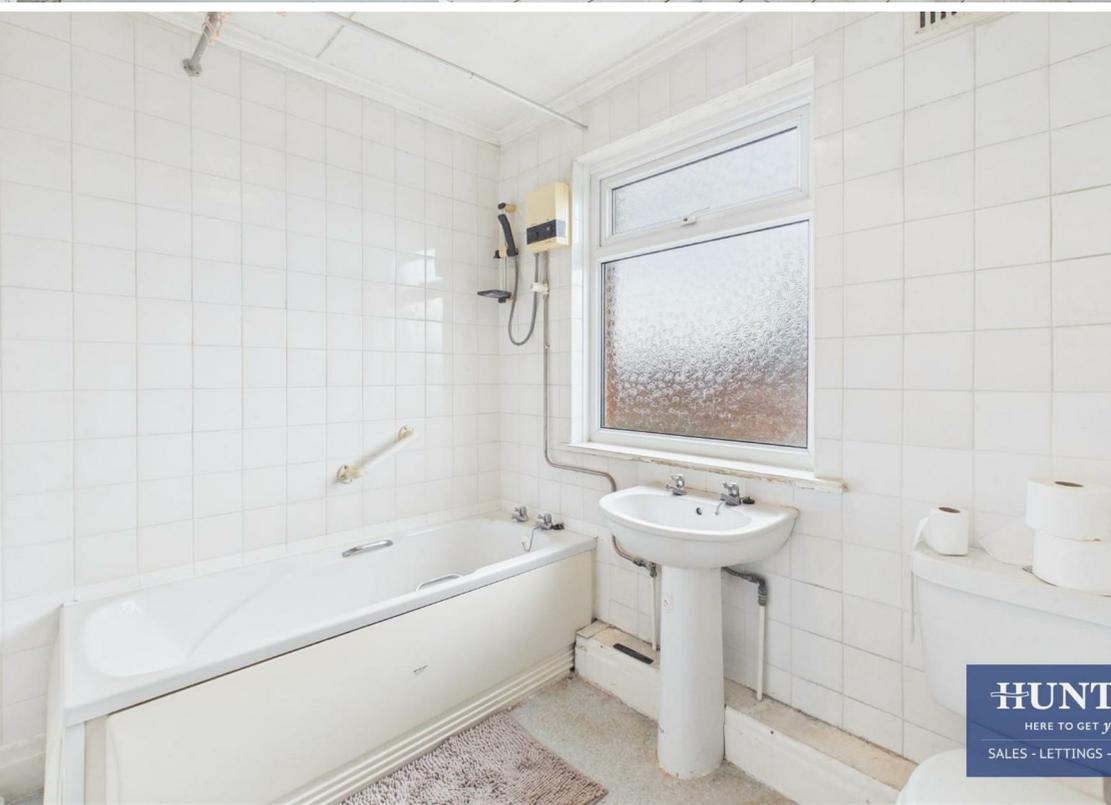
10'0" x 3'2"

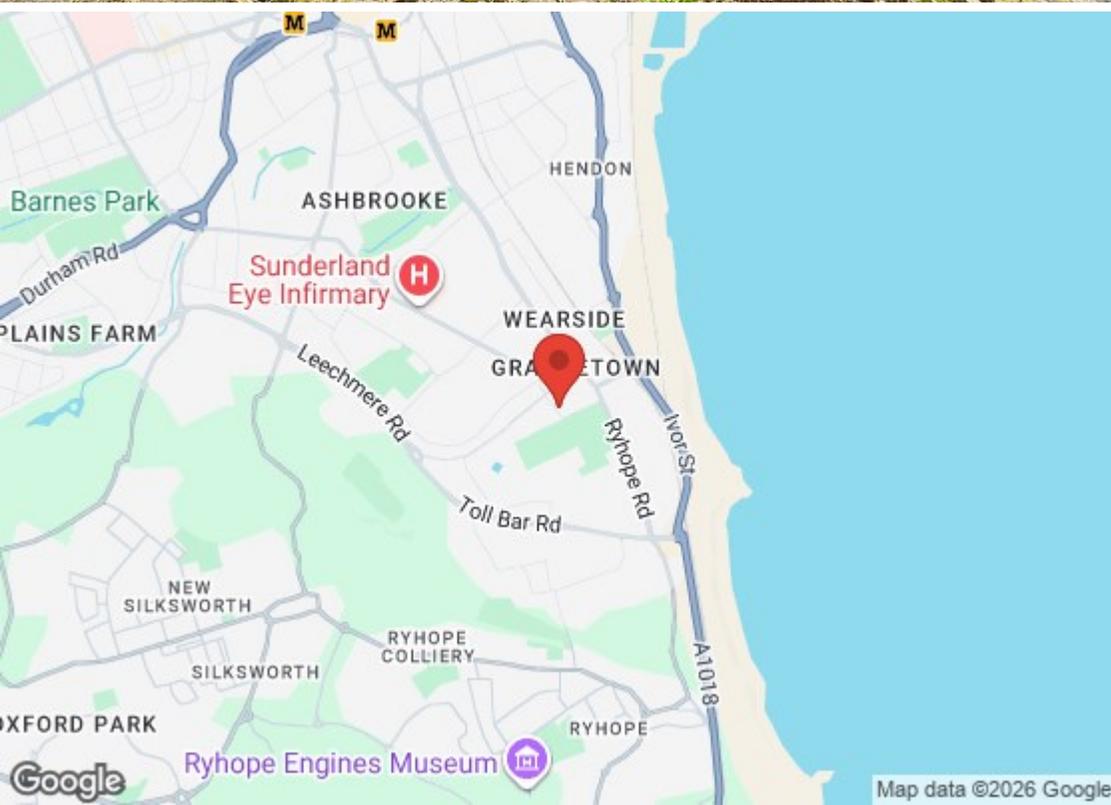


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these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









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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		