

Cardwell Street, Roker, Sunderland, SR6

HUNTERS®

HERE TO GET *you* THERE

Cardwell Street, Roker, Sunderland, SR6

Offers In The Region Of £175,000

* 3 BEDROOM * END TERRACE * FREEHOLD * OFF STREET PARKING * COUNCIL TAX BAND A *

Now available: a spacious and well-presented three-bedroom end-terrace house on Cardwell Street in Sunderland, offering generous accommodation, high ceilings and a convenient location close to the coast and city centre.

A welcoming entrance hallway with useful under-stairs storage leads to two reception rooms, providing a comfortable living and dining space. High ceilings, period coving, an electric fire and large windows create a bright and inviting setting. The spacious modern kitchen features a dining area, integrated oven and electric hob, and a built-in storage cupboard. A separate utility room provides additional practicality and houses the recently installed boiler.

Upstairs, there are three generously sized bedrooms, with the master bedroom benefiting from period coving and plenty of natural light. The family bathroom is well proportioned and features contemporary tiling, a modern white suite, bath, built-in storage and a vertical radiator.

Externally, the property benefits from a larger-than-average rear yard which has been newly concreted, providing a low-maintenance outdoor space. There is also off-street parking secured by an electric roller shutter, alongside a decking area offering space for outdoor seating.

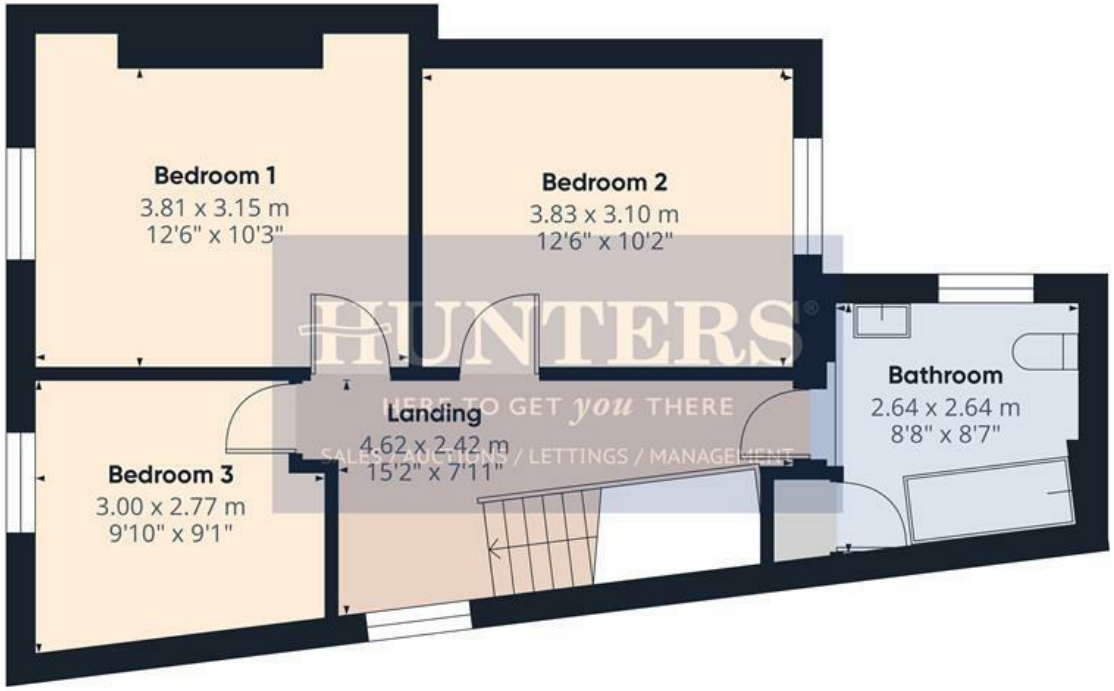
Situated in the popular SR6 area, the property is ideally placed for enjoying Sunderland’s coastline, with Roker Park, the seafront and Roker’s cafés and restaurants all within easy reach. Sunderland city centre is also conveniently accessible, with local schools and shopping facilities nearby.

Early viewing is highly recommended to fully appreciate the space and location this property has to offer.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788
sunderland@hunters.com | www.hunters.com



Floor 0



Floor 1



HUNTERS
HERE TO GET *you* THERE
SALES / AUCTIONS / LETTINGS / MANAGEMENT

Approximate total area(1)

99.7 m²

1072 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.

GIRAFFE360

Hallway
18'8" x 8'2"

Dining Room
9'10" x 9'1"

Living Room
12'6" x 11'6"

Kitchen
12'7" x 10'2"

Utility Room
7'2" x 8'2"

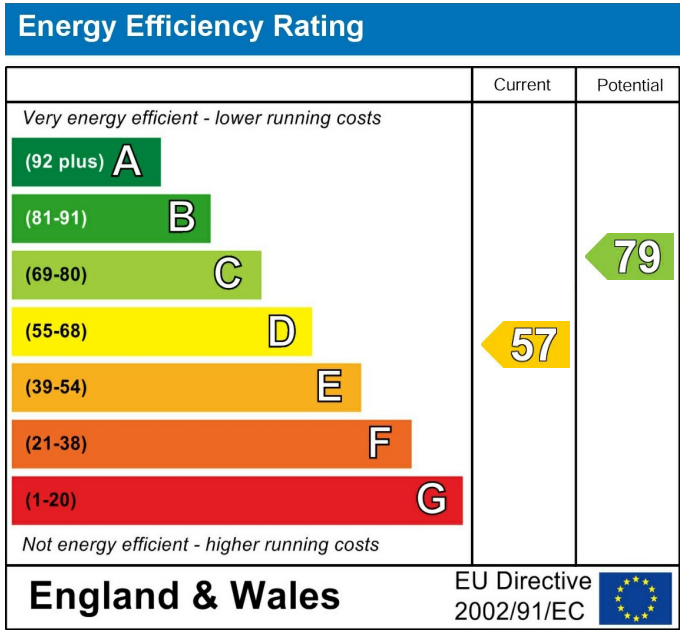
Landing
15'1" x 7'11"

Bedroom 1
12'5" x 10'4"

Bedroom 2
12'6" x 10'2"

Bedroom 3
9'10" x 9'1"

Bathroom
8'7" x 8'7"



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.


















OUR HAPPY
PLACE

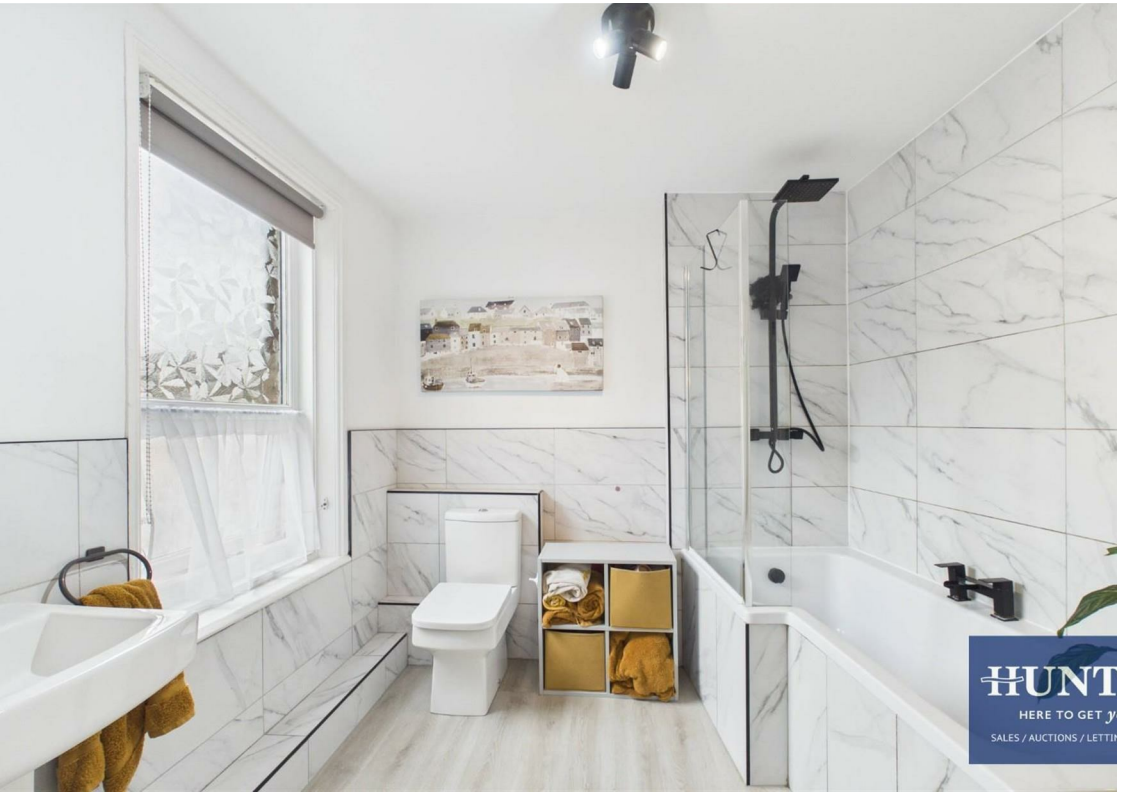


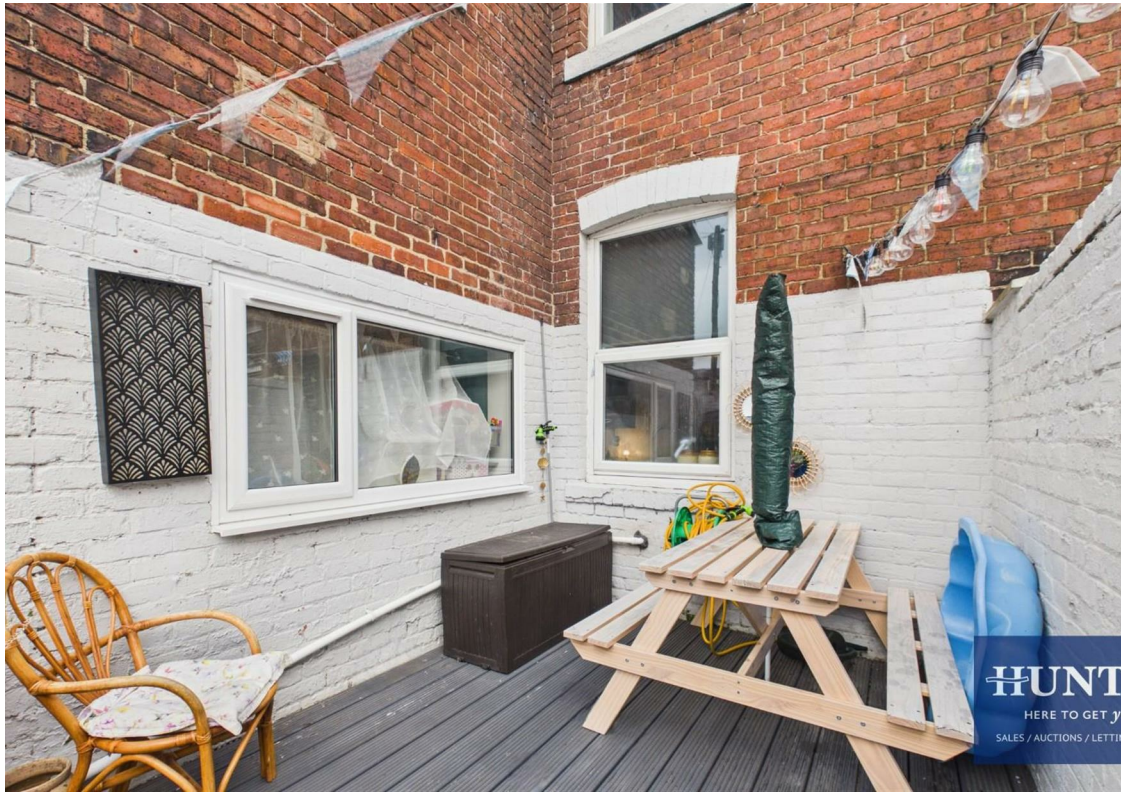





SNUG AS A BUG


Sunshine






HUNT
HERE TO GET y
SALES / AUCTIONS / LETTI