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estate agents & chartered surveyors

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ROKER PARK TERRACE, SUNDERLAND £385,000

We are delighted to welcome to the market this substantial 6 bed end terraced house situated on the much sought after and highly regarded Roker Park Terrace which is a private road located overlooking Roker Park commanding a convenient walking distance of the sea front, its beaches and attractions as well as shops, bars and cafes. Internally the property boasts many original period features and charms and provides generous living accommodation briefly comprising of: Entrance Porch, Inner Hall, Living Room, Sitting Room, Kitchen / Breakfast Room, Utility and to the First Floor, Landing, 3 Bedrooms, Family Bathroom, Separate WC, Shower Room and to the Second Floor, Landing 3 Bedrooms. Externally there is a front garden whilst to the rear is an inner block paved courtyard and access to the double garage. Viewing if this exciting opportunity is highly recommended to fully appreciate the home and potential on offer.

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|--------------------------|---------------|
| End Terrace House | 6 Bedrooms |
| Living Room | Dining Room |
| Kitchen / Breakfast Room | Double Garage |
| Huge Potential | EPC Rating: E |



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Entrance Porch Glazed front porch leading to :	Bedroom 2 13'10" x 15'2" Rear facing, two double glazed windows, double radiator	Garage 22'8" x 19'9" Double width garage accessed via an electric roller shutter
Inner Hall Radiator, delft rack, stairs to the first floor	Bedroom 3 12'2" x 7'10" Front facing, double glazed window, sash style window, radiator	Externally Externally there is a front garden whilst to the rear is an inner block paved courtyard and access to the double garage
Living Room 17'7" to bay x 15'3" The living room has a bay window to the front elevation incorporating three timber framed sash style windows, radiator, feature fireplace with gas fire	Bathroom Contemporary white suite comprising low level wc, pedestal basin, radiator, tiled in part, bay window with three double glazed windows, freestanding roll top bath with claw feet and mixer tap with shower attachment	MORTGAGE ADVICE Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.
Sitting Room 15'7" x 13'8" The sitting room has a double glazed bay window to the rear elevation, exposed wood floor, feature fireplace with open fire, radiator, ornate ceiling	WC Low level, tiled floor and walls, double glazed window	FREE VALUATIONS We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation
Kitchen / Dining Room 19'7" x 11'2" The kitchen has a range of floor and wall units, tiled splash back, gas hob with extractor over, electric oven, sink and drainer with mixer tap, double glazed window, laminate floor, radiator	Shower Room Shower cubicle, tiled walls and floor, double glazed window, chrome towel radiator, recessed spot lighting, loft access	
Utility 11'3" x 9'4" Wall mounted gas boiler, plumbed for washer and dryer, double Belfast sink with mixer tap, double glazed window, storage cupboard, laminate floor	Second Floor Landing, storage cupboard	
First Floor Landing	Bedroom 4 12'9" x 15'11" Front facing, two double glazed windows, bay window with three timber framed double glazed windows, t fall roof in part	
Bedroom 1 13'1" x 17'2" to bay Front facing, bay window with three timber framed double glazed sash style windows, double radiator, range of fitted wardrobes with storage above the bed space	Bedroom 5 10'4" x 8'5" Rear facing, T fall roof in part	
	Bedroom 6 10'11" x 7'8" Front facing, T fall roof in part, range of fitted wardrobes, double glazed window	

M I C H A E L H O D G S O N

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