



MICHAEL HODGSON

estate agents & chartered surveyors

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## ROKER PARK CLOSE, SUNDERLAND

£149,950

A neatly presented 2 bedroomeed mid link house situated on the cul-de-sac of Roker Park Close which is located just off Roker Bath Road on the former Roker Park Football Ground which boasts a superb location for easy access to Roker Park, the sea front, local shops and amenities as well as Sea Road and Sunderland City Centre only a short journey. The property is likely to appeal to a wide variety of purchasers and benefits from contemporary decor, a modern shower room, a lovely conservatory to the rear of the house with the living accommodation briefly comprising of: Entrance Vestibule, Living Room, Kitchen / Dining Room, Conservatory and to the First Floor: 2 Bedrooms and a Shower Room. Externally there is a front driveway and a useful storage cupboard whilst to the rear is a garden with decking area and artificial grass lawn. There is NO ONWARD CHAIN INVOLVED with the sale. We strongly urge internal viewing to appreciate the home and location on offer.

Mid Link House

Living Room

Conservatory

Freehold | Council Tax  
Band:

2 Bedrooms

Kitchen / Dining Room

No Chain Involved

EPC Rating: C



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## Entrance Vestibule

Radiator, laminate floor, stairs to the first floor

## Living Room

9'8" x 13'7"

The living room has a double glazed window to the front elevation, radiator, laminate floor

## Kitchen/Dining Room

13'1" x 8'7"

The kitchen has a range of floor and wall units, electric oven, gas hob with extractor over, stainless steel sink and drainer with mixer tap, laminate floor, radiator, storage cupboard with wall mounted gas boiler, double glazed french doors leading to conservatory

## Conservatory

10'5" x 10'9"

The conservatory has a range of double glazed windows and double glazed french door leading to the garden

## First Floor

landing

## Bedroom 1

10'11" max x 10'11" max

Front facing, radiator, storage cupboard, recessed wardrobe

## Bedroom 2

6'5" x 11'4"

Rear facing, double glazed window, radiator

## Shower Room

White suite comprising of a low level WC, wash hand basin set on a vanity unit, double glazed window, shower cubicle, extractor, towel radiator,

## Externally

Externally there is a front driveway and a useful storage cupboard whilst to the rear is a garden with decking area and artificial grass lawn.

## COUNCIL TAX

The Council Tax Band is Band B

## TENURE

We are advised by the Vendors that the property is XX. Any prospective purchaser should clarify this with their Solicitor

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