

## Appley Terrace, Roker, Sunderland, SR6 0NR

- PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN
- ROKER SR6
- OPEN PLAN LIVING
- LARGE CORNER PLOT
- COUNCIL TAX BAND - B
- THREE BEDROOM SEMI DETACHED
- LOVELY FAMILY HOME
- EXTENDED TO GROUND FLOOR
- OFF ROAD PARKING FOR SEVERAL CARS
- EPC - D

**£270,000**



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## DESCRIPTION

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Occupying a large corner plot, this three bedroom semi detached is ideally placed for easy access to Sunderland's beautiful coastline. Plenty of bars, restaurants, cafes and shops are within easy reach as well as transport links into the city centre.

The property itself has been extended on the ground floor and offers ready to move into accommodation

The corner plot gives gardens to three sides as well as a garage and plenty of parking for several vehicles.

Internally the ground floor is laid out in an open plan manner, with living room, dining room and kitchen all flowing seamlessly into each other.

A useful utility room and WC complete the ground floor.

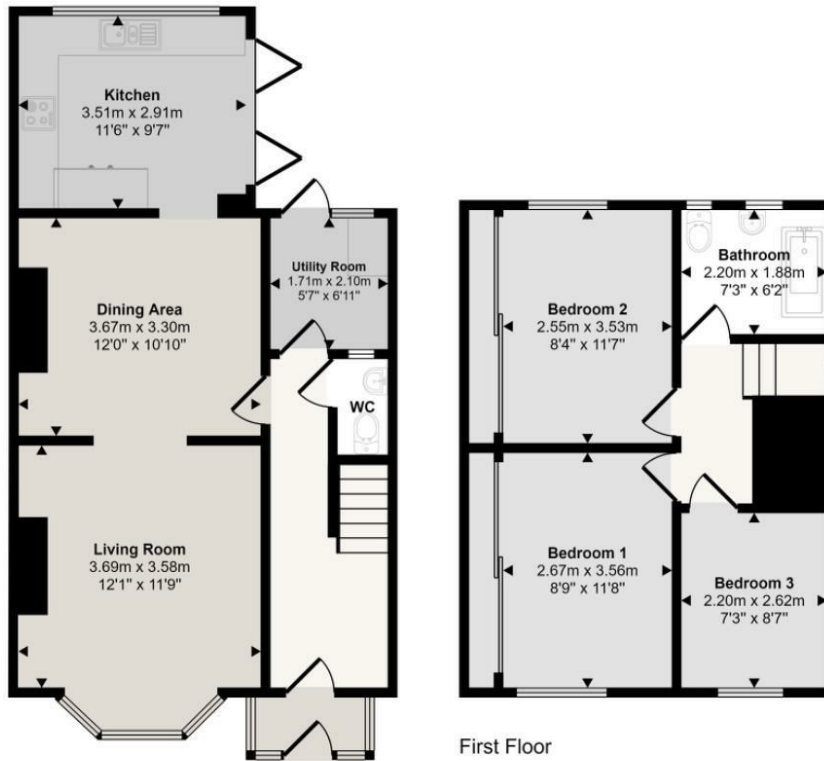
The first floor offers three bedrooms and the family bathroom.

In summary, an impressive family home just moments from the coast





Approx Gross Internal Area  
94 sq m / 1008 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Viewings

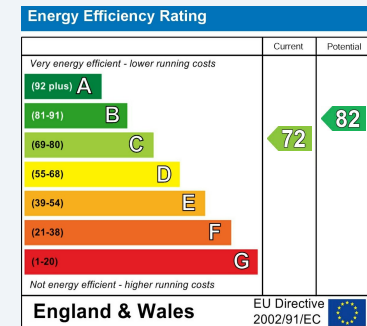
Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.

