



**Rock Lodge Gardens, Roker, Sunderland, SR6 9NU**

**£385,000**



# Rock Lodge Gardens, Roker, Sunderland, SR6 9NU - £385,000

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN \* THREE BEDROOM DETACHED \* STUNNING HOME \* MODERN THROUGHOUT \* CLOSE TO COAST AND AMENITIES \* DRIVEWAY \* CUL-DE-SAC \* COUNCIL TAX BAND - D \* EPC RATING - C \*

Hunters are delighted to welcome to the market a simply stunning three bedroom detached house in Rock Lodge Gardens, Roker.

A truly superb home offering a perfect blend of modern style and coastal charm.

With spacious living areas and bedrooms plus a dedicated office for all your work needs, this fully modernised property really does have it all.

Perfectly placed in a cul-de-sac near to the coastline with it's many amenities, transport links and good schools. Also benefiting from owned Solar Panels.

A rare opportunity to purchase a dream home. Viewing comes highly recommended !

Briefly comprising :

Entrance Porch

Hallway

Living Room

Kitchen / Dining area

Utility area

WC

Office

Three bedrooms

Bathroom

Rear Garden







Ground Floor



Floor 1



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

1274.19 ft<sup>2</sup>  
118.38 m<sup>2</sup>

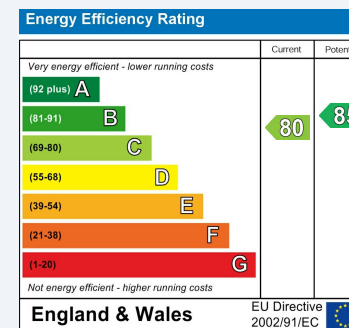
Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## 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.



### 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.

