



**Roker Park Close, Roker, Sunderland, Tyne & Wear, SR6 9TN**

**£235,000**



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## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* THREE BEDROOMS \* SUPERBLY PRESENTED \* DRIVEWAY \* OPEN PLAN KITCHEN / LIVING SPACE \* COUNCIL TAX BAND - C \* EPC - TBC \*

Welcome to Roker Park Close, a charming end terrace house located in the heart of Roker, Sunderland. This delightful property boasts two reception rooms, three bedrooms, and two bathrooms, making it an ideal home for a wide range of buyers.

As you step inside, you'll be greeted by a modern interior that seamlessly blends character and charm. The open plan kitchen and living space is perfect for hosting gatherings or simply relaxing with your loved ones. This property is superbly presented throughout, ensuring a comfortable and stylish living environment.

Situated in a quiet close with ample parking along with a driveway, the location is ideal. With easy access to amenities, transport links, Roker Park, and the stunning coastline.

Outside, you'll find a beautiful garden with seating areas and a detached outhouse space that can be utilised as a workshop, storage area, or even a home office, catering to your individual needs.

Don't miss the opportunity to make this lovely house your home. With its fantastic features, convenient location, and charming appeal, Roker Park Close is a property not to be missed !











Ground Floor



Floor 1

**HUNTERS**  
HERE TO GET YOU THERE

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

795.9 ft<sup>2</sup>  
73.94 m<sup>2</sup>

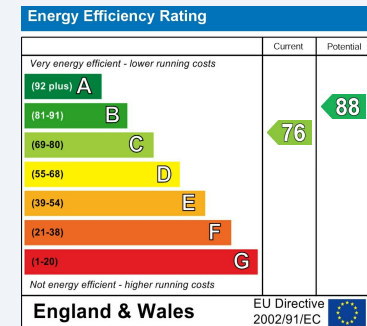
(1) Excluding balconies and terraces

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.



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