



Side Cliff Road, Roker, Sunderland, Tyne & Wear, SR6 9PP

£320,000



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DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * THREE BED SEMI
* EXCELLENT LOCATION * STUNNING GARDENS * DRIVEWAY *
GARAGE * COUNCIL TAX BAND - C * EPC RATING - TBC *

Welcome to this charming semi-detached house located on Side Cliff Road in Sunderland.

This rare gem boasts not only a fantastic location but also a range of wonderful features that make it a wonderful home.

Situated close to the coast, you can enjoy leisurely strolls along the beach and take in the fresh sea air. The property's proximity to amenities and transport links further enhances its appeal, making daily errands and commutes a breeze.

Parking is made easy with a driveway and garage, providing space for one vehicle.

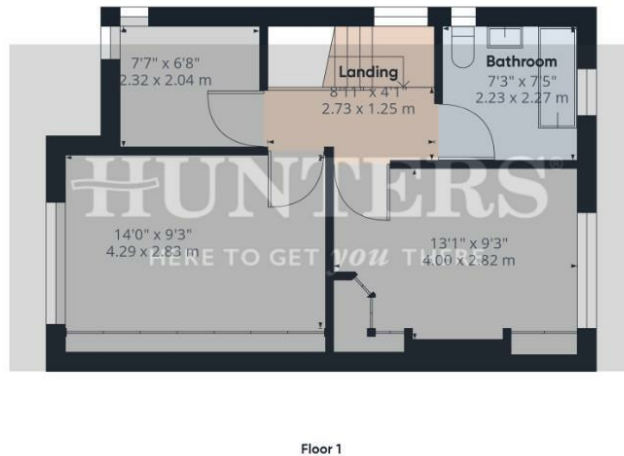
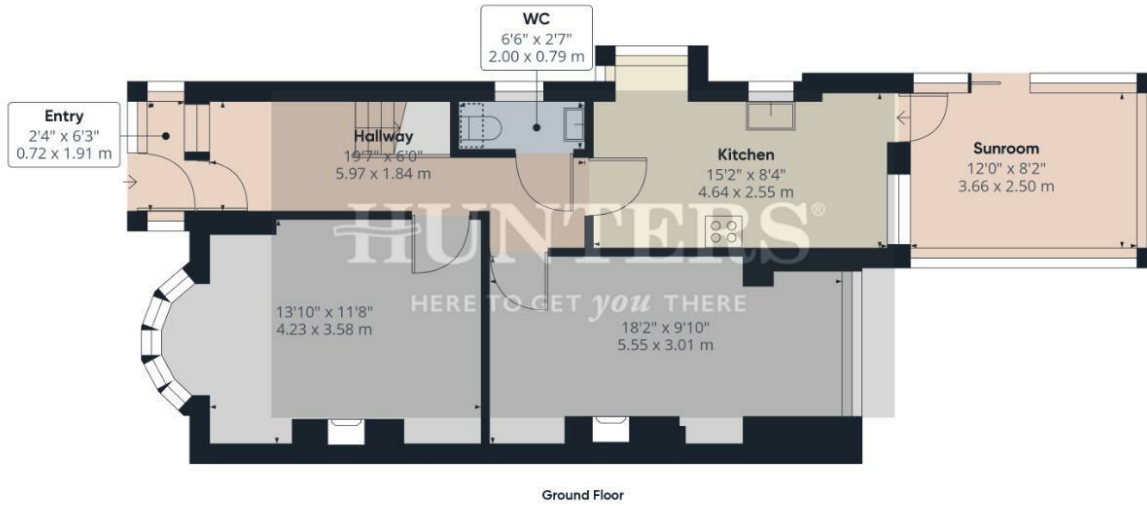
Briefly comprising of Entrance Hallway, Front and Rear Reception Rooms, WC, Kitchen and Sunroom to the ground floor. Whilst the first floor boasts two Double Bedrooms with fitted wardrobes a third bedroom and large Bathroom.

With its character, space, and convenient location, this house is sure to make a wonderful home for the lucky new owners.

Viewing comes highly recommended !







Viewings

Please contact 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.

HUNTERS
HERE TO GET YOU THERE

Approximate total area⁽¹⁾

1146.2 ft²
106.49 m²

Reduced headroom

3.09 ft²
0.29 m²

(1) Excluding balconies and terraces

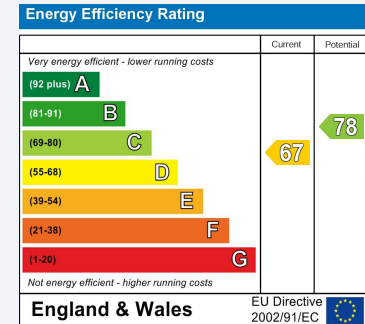
Reduced headroom (below 1.5m/4.92ft)

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.



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