



**Merryfield Gardens, Roker, Sunderland, Tyne & Wear, SR6 9LA**

**£350,000**



# Merryfield Gardens, Roker, Sunderland, Tyne & Wear, SR6 9LA

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* DUTCH STYLE BUNGALOW \* OPEN PLAN KITCHEN AREA \* GARDENS FRONT & REAR \* DRIVEWAY \* NO ONWARD CHAIN \* COUNCIL TAX BAND - C \* EPC - E \*

Hunters welcome to the market Merryfield Gardens, Roker a charming four bedroom semi detached Dutch-style bungalow.

As you step in you are greeted by an inviting entrance hallway that sets the tone for the rest of the house. The ground floor boasts a double bedroom with fitted wardrobes, bathroom and a large living room. Whilst also boasting an open plan kitchen/diner which is a focal point of the home, offering garden views that bring the outdoors in.

With four bedrooms spread across the property, there is versatile space throughout. The first floor features a double bedroom with fitted wardrobes, along with two additional rooms that could even be transformed into an office or a en-suite - the possibilities are endless!

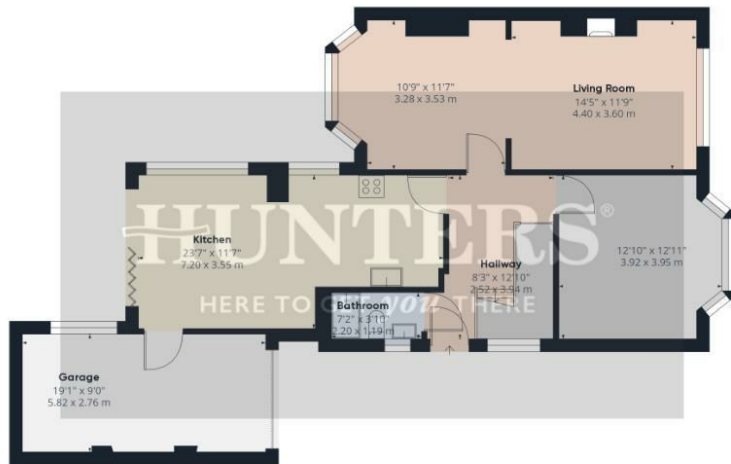
Situated in the sought-after Roker area of the City, this property is a stone's throw away from Roker Park, the seafront, and local beaches. The landscaped gardens at the front and rear, complete with non-slip tiles, provide the perfect setting for outdoor gatherings or simply enjoying the fresh air.

With a driveway and garage convenience is at your doorstep.

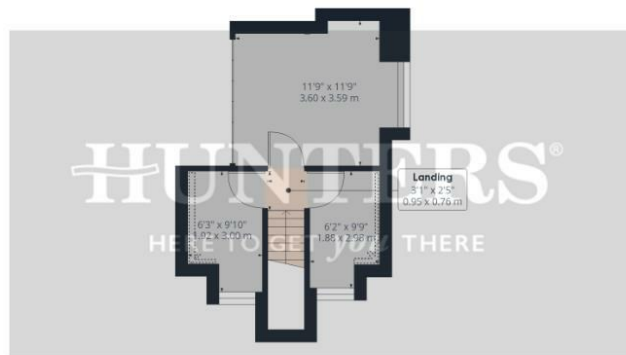
Sure to appeal to a wide range of buyers. Viewing comes highly recommended.







Ground Floor



Floor 1

### 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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HERE TO GET YOU THERE

Approximate total area<sup>(1)</sup>  
1311.99 ft<sup>2</sup>  
121.89 m<sup>2</sup>

Reduced headroom  
11.07 ft<sup>2</sup>  
1.03 m<sup>2</sup>

(1) Excluding balconies and terraces

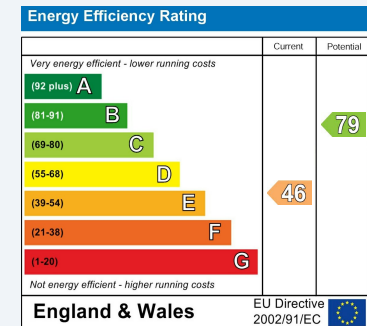
Reduced headroom  
(below 1.5m/4.92ft)

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.

