



Park Avenue, Roker, Sunderland, Tyne & Wear, SR6 9NJ

Asking Price £355,000



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DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN * SUPERB DUTCH BUNGALOW * SR6 * THREE BEDROOMS * TWO BATHROOMS * GARDENS * GARAGE * COUNCIL TAX BAND - D * EPC RATING - E * PRICE REDUCTION OF £20,000 FOR A QUICK SALE *

Nestled in this highly sought after location on Park Avenue in Roker, Hunters welcome to the market this attractive semi-detached Dutch style bungalow.

Superbly maintained and full of original charm this property offers a spacious and well presented home with a coastal location.

As you step inside, you are greeted by a wonderful entrance hallway, leading to a delightful fitted kitchen, shower room, open plan living/dining room, conservatory and ground floor bedroom.

Venture upstairs to discover two more bedrooms and a bathroom, providing ample space that is sure to appeal to a wide range of buyers.

The property benefits from a newly installed combi boiler.

Externally there are beautiful mature gardens to the front and rear alongside a detached garage and driveway ensuring that convenience is never compromised.

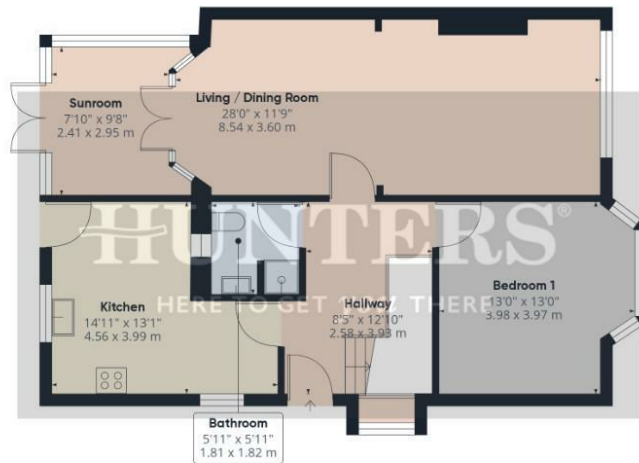
With its charming character and enviable location, this much loved home is a rare find.

Offered with no onward chain.

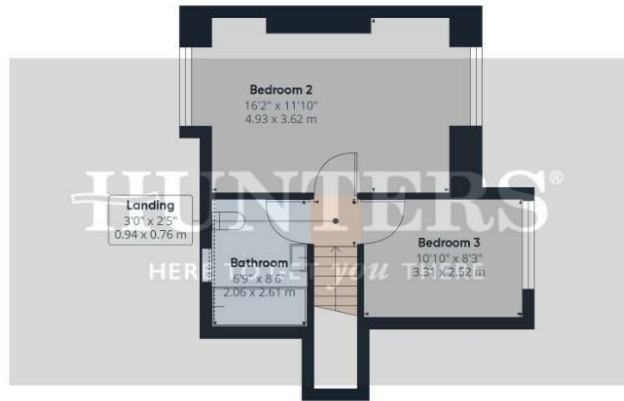
Early viewing is highly recommended !







Ground Floor



Floor 1

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⁾

1241.19 ft²
115.31 m²

Reduced headroom

3.77 ft²
0.35 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

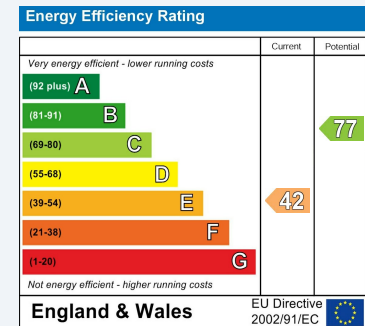
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.

