

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

Offers In The Region Of £425,000



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Please view virtual tour & floorplan * Terraced House * Living Room * Kitchen & Dining Area * 4 Bedrooms * Stunning Property • EPC Rating: C * Council Tax Band - D *

We are delighted to present this exquisite four-bedroom mid-terraced house located on the highly desirable Side Cliff Road in Roker, Sunderland. This property is ideally situated within a short stroll to the stunning seafront, where you can enjoy the beautiful beaches, Roker Park, and scenic coastal walks. The area is also well-served by a variety of shops, bars, and cafes, making it a perfect spot for both relaxation and leisure.



Upon entering the home, you will be greeted by a charming entrance vestibule that leads into a spacious inner hall. The ground floor features two generous reception rooms, including a living room and a cosy sitting or TV room, providing ample space for family gatherings and entertaining guests. The stylish kitchen and dining area are well-equipped for culinary enthusiasts, while the utility room and convenient WC add to the practicality of the layout.

As you ascend to the first floor, you will find four well-proportioned bedrooms, each offering a comfortable retreat. The bathroom is thoughtfully designed to cater to the needs of the household, and an additional WC enhances the convenience of this lovely home.



Externally, the property boasts a front forecourt with block-paved pathways and an artificial grass lawn, creating an inviting entrance. The rear courtyard features a paved patio area, raised borders, and further artificial grass, providing a delightful outdoor space for relaxation or entertaining. Access to the courtyard is made easy with an electric roller shutter, and there is also a handy storage cupboard for your convenience.

This charming home, with its blend of period features and modern decor, is a true gem. We highly recommend viewing this property to fully appreciate the generous living space, attractive design, and prime location it offers.



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HALLWAY
6'10" x 25'8"

LIVING ROOM
15'8" x 14'8"

LIVING ROOM
13'6" x 14'8"

KITCHEN
9'6" x 15'8"

DINING
8'10" x 11'5"

UTILITY ROOM
10'0" x 7'4"

WC
10'3" x 2'11"

BEDROOM 1
13'0" x 14'8"

BEDROOM 2
13'6" x 14'9"

BEDROOM 3
10'0" x 9'8"

BEDROOM 4
7'5" x 11'0"

BATHROOM
6'6" x 8'7"

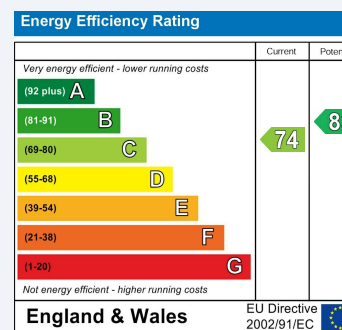
WC
.301'10" x 4'9"



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HERE TO GET *you* THERE

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.

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