



Roker Park Terrace, Roker, Sunderland, Tyne & Wear, SR6 9LY

Offers In The Region Of £499,950



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PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * PERIOD TERRACED HOME * SUPERB LOCATION * PRIVATE ROAD * COUNCIL TAX BAND - E * EPC - TBC *

Nestled on the charming Roker Park Terrace in Sunderland, this exquisite terraced house offers a unique blend of period features and modern living across three spacious floors. With six bedrooms, this property is perfect for families or those seeking ample space.

Upon entering, you are greeted by a welcoming entrance porch that leads into a grand hallway, setting the tone for the character and charm that permeates the home. The large front reception room is bathed in natural light, creating an inviting atmosphere, while the secondary reception room at the rear provides a cosy retreat, both tastefully decorated to enhance their appeal.



The heart of the home is the modern fitted kitchen and dining area, designed for both functionality and style. This space is complemented by a utility room and convenient rear access to a back lane and a door back door from the kitchen to the rear courtyard.

On the first floor, you will find a generously sized bathroom featuring a luxurious freestanding bath, alongside a separate shower room, both equipped with sinks and WCs. The large landing leads to three bedrooms, with the front bedrooms offering delightful views over Roker Park, a perfect backdrop for peaceful mornings.



The second floor boasts an additional three bedrooms, including two spacious doubles and a smaller room that can serve as an office or additional storage space, catering to various lifestyle needs.

The property also features a charming front garden, enhancing its curb appeal. Located close to the stunning coastline, Roker Park, and a wealth of amenities, this home is well-served by excellent transport links and renowned schools, making it a rare opportunity not to be missed.

Viewing comes highly recommended!



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- Porch
5'5" x 4'9"
- Hallway
29'3" x 6'0"
- Front Living Room
14'5" x 16'5"
- Rear Living Room
14'0" x 15'6"
- Middle Hallway
4'9" x 7'4"
- Dining Room
15'1" x 8'11"
- Kitchen
13'2" x 10'9"
- Utility Room
11'0" x 10'4"

- WC
5'6" x 2'5"
- Bedroom 1
17'5" x 14'0"
- Bedroom 2
14'5" x 14'8"
- Bedroom 3
10'11" x 8'7"

- Landing
30'9" x 10'10"
- Rear Hall
3'0" x 3'7"
- Shower Room
5'4" x 4'5"
- Bathroom
13'4" x 10'10"
- Bedroom 4
14'9" x 14'7"
- Bedroom 5
9'0" x 14'7"
- Bedroom 6
11'2" x 6'10"
- Landing
7'0" x 2'11"

