



Hallgarth Court, Roker Marina, Sunderland, Tyne & Wear, SR6

Offers In The Region Of £450,000



Hallgarth Court, Roker Marina, Sunderland, Tyne & Wear, SR6 0RG



PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * 4/5 BEDROOM HOUSE * STUNNING COASTAL VIEWS * SUPERBLY PRESENTED * SPACIOUS THROUGHOUT * COUNCIL TAX BAND - E * EPC RATING - C *

Nestled in the highly sought-after Hallgarth Court at Roker Marina, this remarkable five-bedroom house presents an exceptional living experience, ideal for families who value both comfort and style. The property enjoys stunning views of Roker Coast and the iconic lighthouse, making it a truly enviable location.

Upon entering, you are welcomed by a spacious entrance hallway that leads to inviting reception rooms and a delightful conservatory, which beautifully brings the outside in. The heart of the home is undoubtedly the open-plan kitchen and family area, designed for modern living. The beautifully landscaped outdoor space features patio areas and lawn adorned with charming borders, providing a picturesque setting to enjoy the breath taking sea views.

The ground floor also includes a versatile bedroom currently used as a dining room but could also serve as an office, catering to the needs of contemporary lifestyles. Ascending to the upper level, you will discover the master bedroom suite, a true sanctuary complete with en suite facilities, a dressing area, and those stunning sea views. Additionally, there are three further double bedrooms and a well-appointed family bathroom, ensuring ample space for all family members.

Further highlights of this property include a convenient ground floor WC, a utility room, and a driveway for parking one vehicle. This home has been thoughtfully upgraded and improved throughout, making it a superb residence that is sure to impress.

Viewing is essential to fully appreciate the quality and charm of this stunning property. Do not miss the opportunity to make this dream home yours.



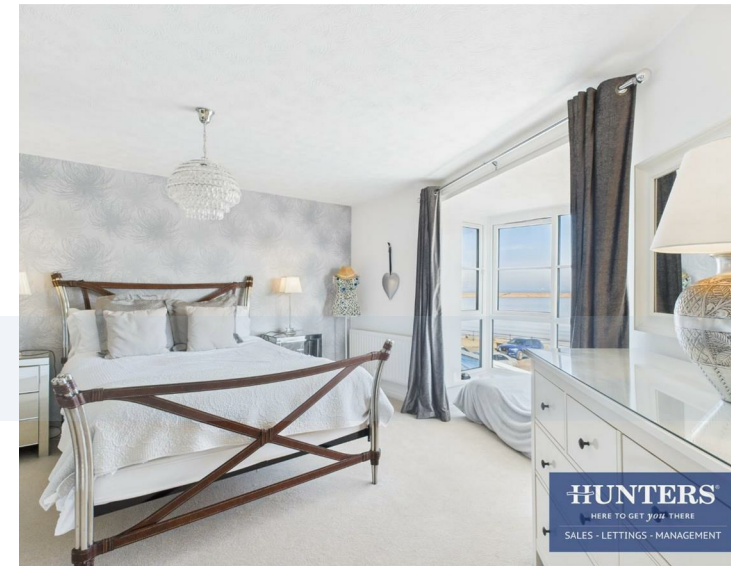
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entrance hallway
11'5 x 10'10

kitchen
9'9 x 18'7

landing
13'1 x 6'10

bedroom 3
10'8 x 9'3

living room
15'4 x 8'5

utility room
6,2 x 9'7

bedroom 1
15'10 x 11'9

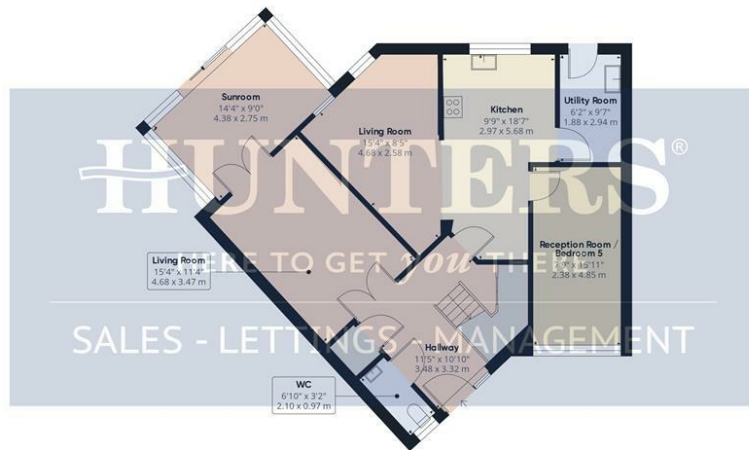
bedroom 4
5'9 x 3'2

sun room
14'4 x 9'0

dining room / 5th bedroom
7'9 x 15'11

bedroom 2
13'11 x 13'2

bathroom
6'1 x 7'4



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.

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Approximate total area⁽¹⁾
1802.41 ft²
167.45 m²

(1) Excluding balconies and terraces

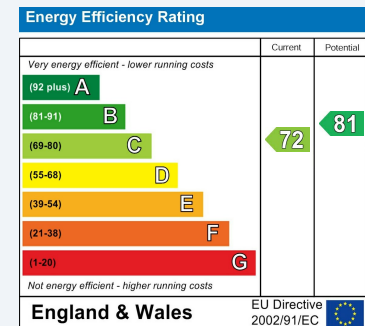
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.