



Promotion Close, Roker, Sunderland, Tyne and Wear, SR6 9TW



Offers In The Region Of £185,000

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DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * TWO BEDROOMS
* GARDEN * DRIVEWAY * DESIRABLE LOCATION * SUPERBLY
PRESENTED * COUNCIL TAX BAND - B *

Nestled in the tranquil cul-de-sac of Promotion Close, Sunderland, this charming two-bedroom house presents an exceptional opportunity for those seeking a peaceful yet convenient lifestyle. Immaculately maintained this property boasts a welcoming entrance lobby that leads into a spacious and light-filled living room, perfect for relaxation and entertaining.

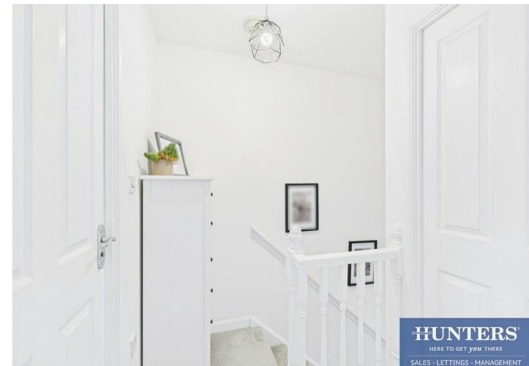
The heart of the home is the well-appointed kitchen dining area, which features an attractive patio door that opens directly onto the garden, seamlessly blending indoor and outdoor living. The garden itself is a delightful space, offering both paved and lawned areas, ideal for enjoying sunny days or hosting gatherings with family and friends.

The two double bedrooms are generously sized, with one featuring fitted wardrobes, providing ample storage space. The modern white bathroom suite adds a touch of elegance and functionality to the home.

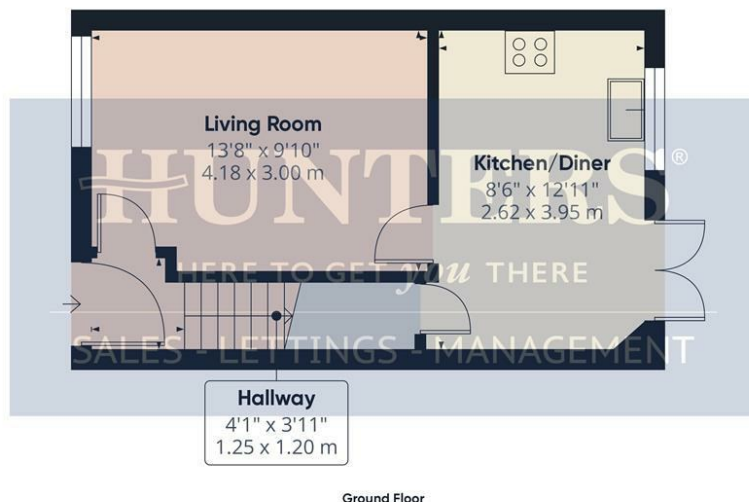
Situated in a desirable location, this property is just a stone's throw away from the stunning coastline, a wealth of local amenities, and excellent transport links. Families will appreciate the proximity to well-renowned schools and the nearby Roker Park, which offers beautiful green spaces for leisure and recreation.

This superb home is perfect for wide range of buyers!

Don't miss the chance to make this delightful property your own.







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⁾
552.51 ft²
51.33 m²

(1) Excluding balconies and terraces

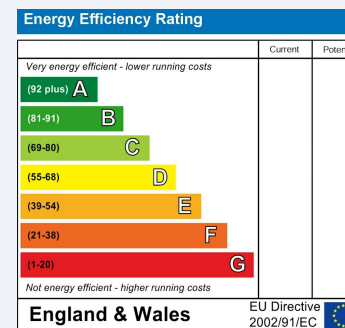
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations 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.