



**Merryfield Gardens, Roker, Sunderland, SR6 9LA**

**Offers In The Region Of £269,950**



# Merryfield Gardens, Roker, Sunderland, SR6 9LA

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* FOUR BEDROOMS \*  
CORNER PLOT \* CUL DE SAC LOCATION \* NO ONWARD CHAIN \*  
COUNCIL TAX BAND - D \* EPC - TBC \*

Nestled in the charming Merryfield Gardens, Sunderland, this semi-detached Dutch style bungalow presents a remarkable opportunity for those looking to create their dream home. Set on a generous corner plot at the entrance of a peaceful cul-de-sac, this property is a rare find and is in need of refurbishment, allowing you to personalise it to your own taste and style.

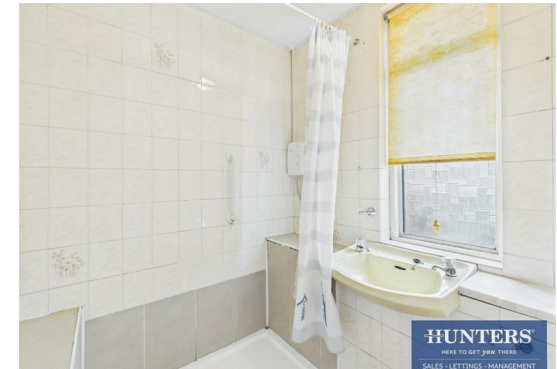
Upon entering, you are greeted by a spacious entry hall that leads into a thoughtfully designed layout. The ground floor features a large through living and dining room, a kitchen, a bathroom, and a double bedroom, providing ample space. Ascending to the first floor, you will discover three additional bedrooms, offering generous accommodation.

The mature gardens that envelop the property add to its appeal, with outside areas at the front, side and rear. Furthermore, the property includes a detached garage and a driveway, providing convenient parking for up to two vehicles.

Located in the sought-after Roker area, this home is just a short distance from Roker Park, the seafront, and local beaches, making it perfect for those who appreciate outdoor activities and the beauty of nature.

With no onward chain, this property is sure to attract a wide range of buyers.

We highly recommend viewing this home to fully appreciate the potential it has to offer.







### Viewings

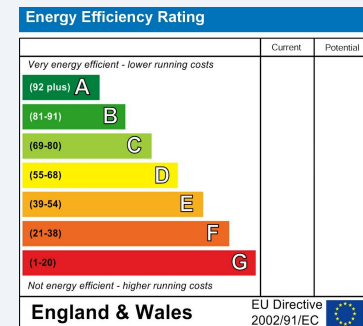
Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.