



Roker Park Road, Roker, Sunderland SR6

£575,000

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Offers In The Region Of £575,000

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * SUPERB TERRACED PROPERTY * SIX BEDROOMS * DOUBLE GARAGE * FREEHOLD - E * EPC RATING - D *

Nestled on the prestigious Roker Park Road in Sunderland, this stunning six-bedroom period property offers an exceptional family home, perfectly situated directly opposite the picturesque Roker Park and just moments from the beautiful coastline. Spanning an impressive 2,947 square feet, this residence combines the charm of period features with a modern finish, making it an ideal choice for discerning buyers.

Arranged over three spacious floors, the ground floor welcomes you with an inviting entrance lobby and hallway, leading to a generous living room, a comfortable lounge, and a newly fitted kitchen that is perfect for family gatherings. The dining room provides an elegant space for entertaining guests.

On the first floor, you will find the master bedroom complete with an en suite, alongside two additional bedrooms and a well-appointed bathroom. The second floor features another bedroom with an en suite, as well as two further bedrooms and a shower room, ensuring ample accommodation for family and guests alike.

Externally, the property boasts an enclosed rear courtyard with decking, ideal for outdoor relaxation and entertaining. Additionally, a double garage currently serves as a games room, complete with a snooker table, offering a versatile space for leisure activities. There has also been a brand new roof recently completed so you have peace of mind.

With parking available for two vehicles and located in a highly sought-after area, this property is not only a beautiful home but also a fantastic investment.

We invite you to explore this remarkable property further through our virtual tour and floor plan, and discover the lifestyle that awaits you in this splendid family home.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788
sunderland@hunters.com | www.hunters.com



Ground Floor Building 1



Floor 1 Building 1



Floor 2

Approximate total area⁽¹⁾

2947 ft²

273.9 m²

Reduced headroom

48 ft²

4.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Entrance Hallway
25'9" x 7'3"

Front Living Room
14'8" x 17'0"

Rear Living Room
14'7" x 15'5"

Ground Floor WC
14'0" x 3'1"

Ground Floor Mid Hallway
4'6" x 6'4"

Dining Room
15'2" x 11'1"

Kitchen
13'4" x 11'5"

1st Floor Front Landing
15'2" x 7'2"

Bedroom 1
14'8" x 15'3"

Ensuite Bathroom 1
10'9" x 7'6"

Bedroom 2
16'1" x 14'2"

1st Floor Mid Landing
4'11" x 10'11"

1st Floor WC
3'5" x 7'1"

Bedroom 3
12'5" x 7'1"

1st Floor Rear Hallway
12'3" x 7'1"

Bathroom 1
8'5" x 10'11"

2nd Floor Mid Landing
9'6" x 7'4"

2nd Floor Front Hallway
6'6" x 10'6"

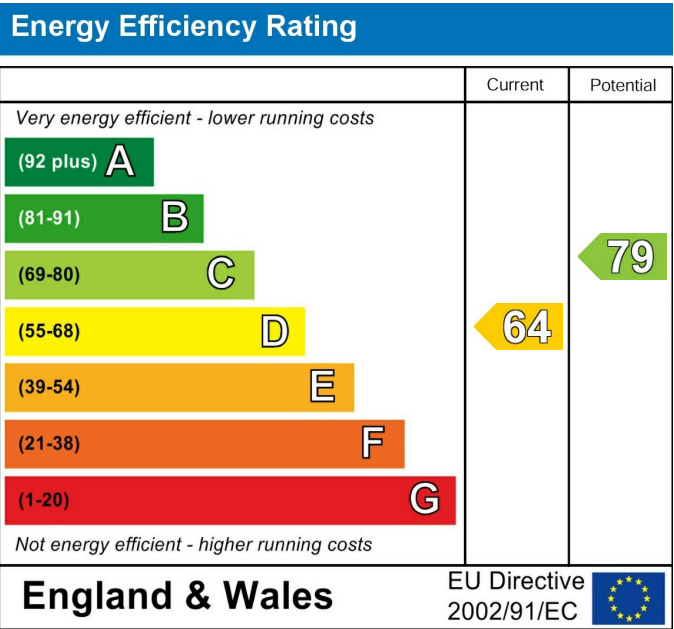
Bedroom 4
14'8" x 14'5"

Bathroom 2
10'0" x 7'4"

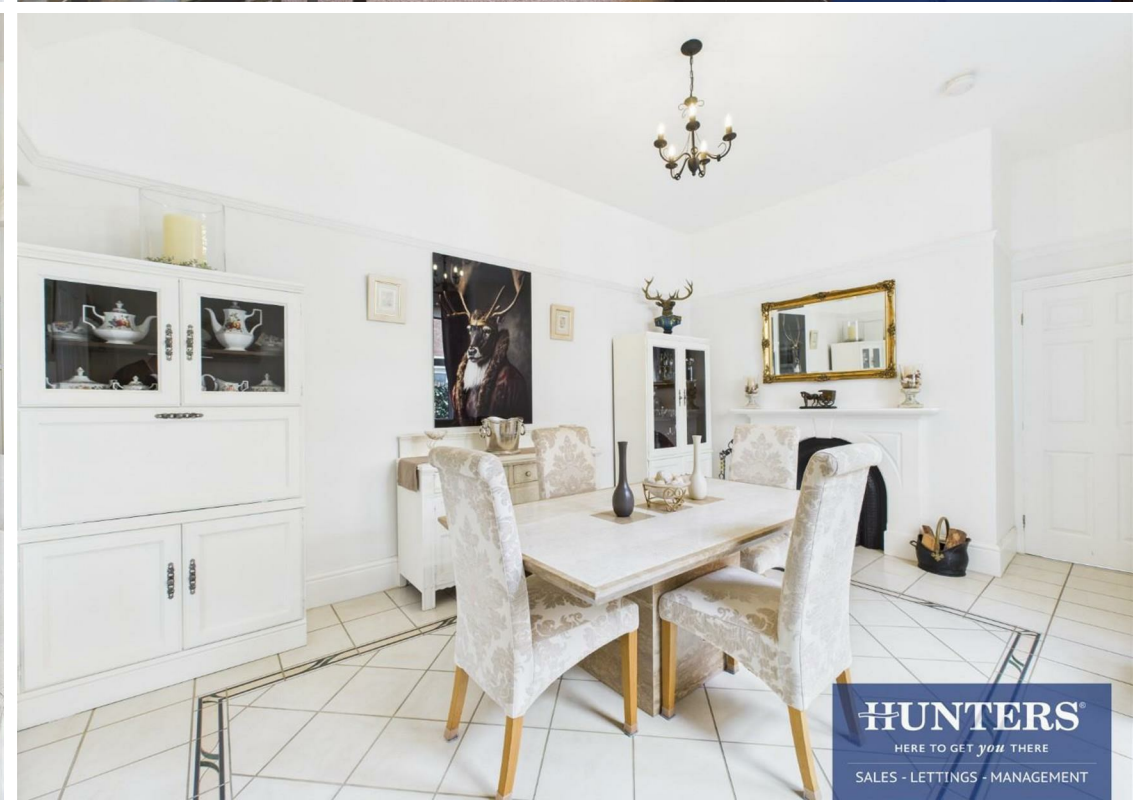
Bedroom 5
11'4" x 14'4"

Bedroom 6
16'5" x 11'2"

Ensuite Bathroom 2
8'3" x 11'0"



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. 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.

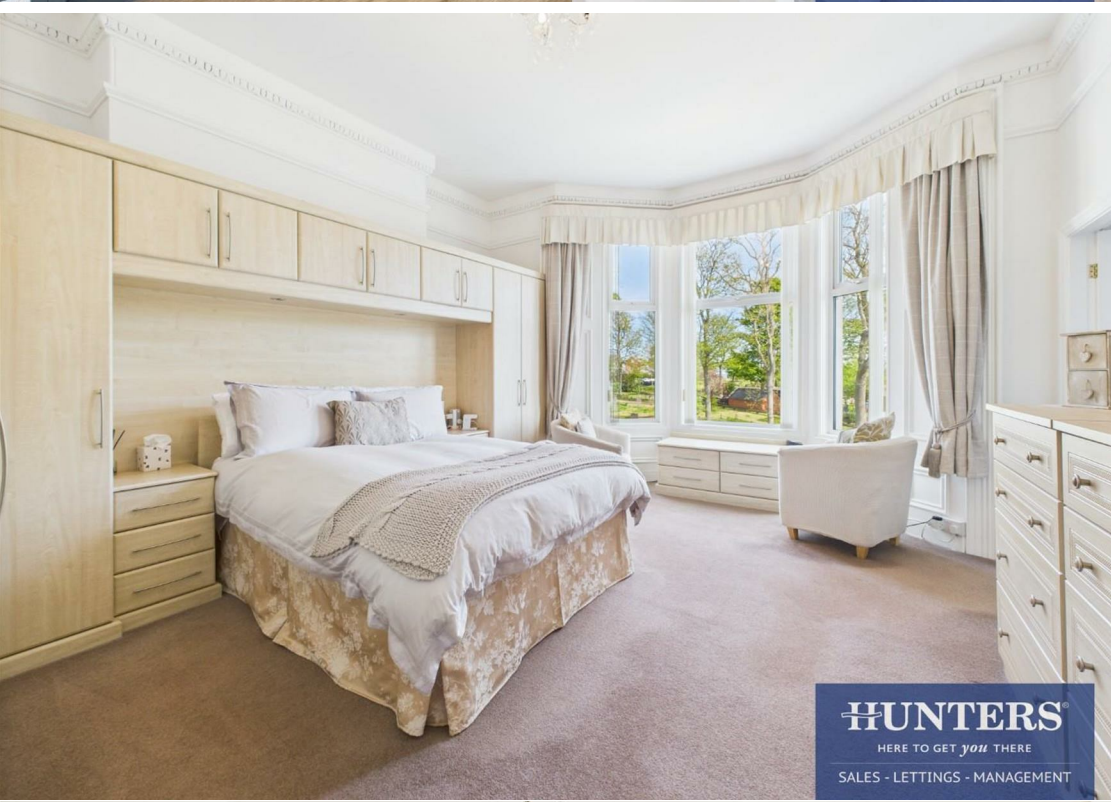




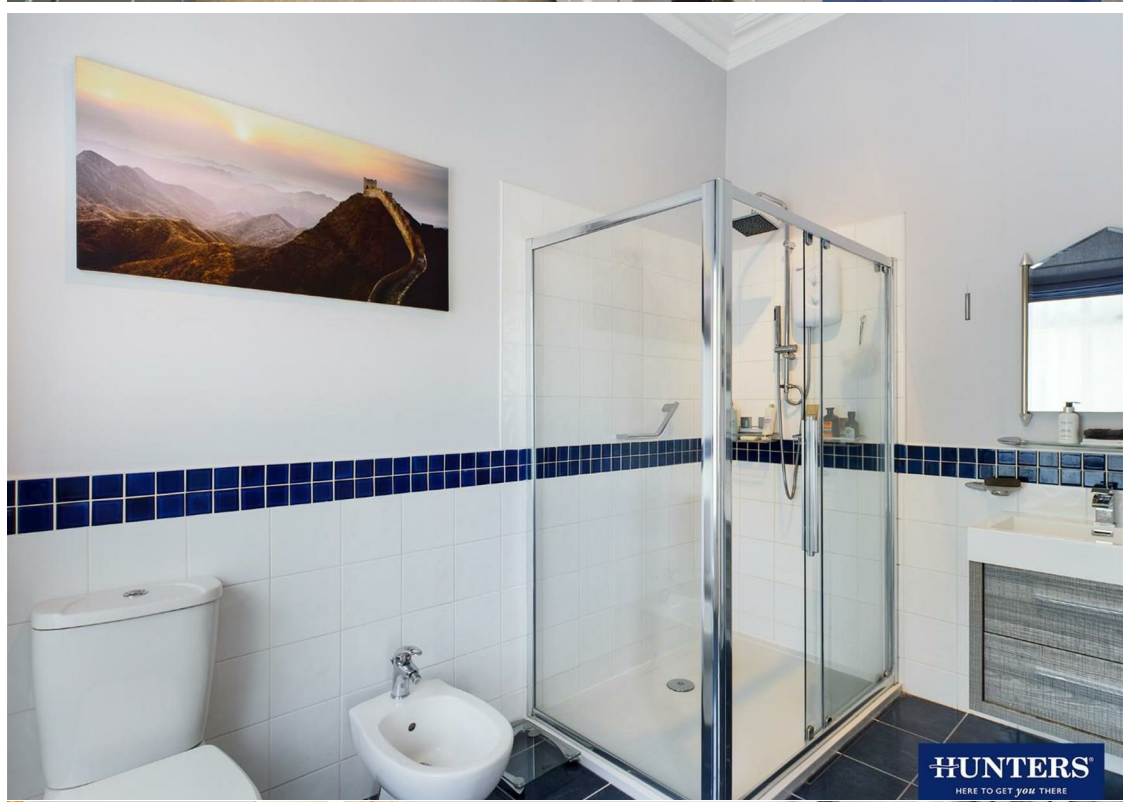
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