



Benedict Road, Roker, Sunderland, Tyne & Wear, SR6 0NX



Offers In The Region Of £265,000

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DESCRIPTION

PLEASE VIEW FLOORPLAN * THREE BEDROOMS * TWO RECEPTION
* GARDEN * NO ONWARD CHAIN * FREEHOLD * COUNCIL TAX BAND -
C *

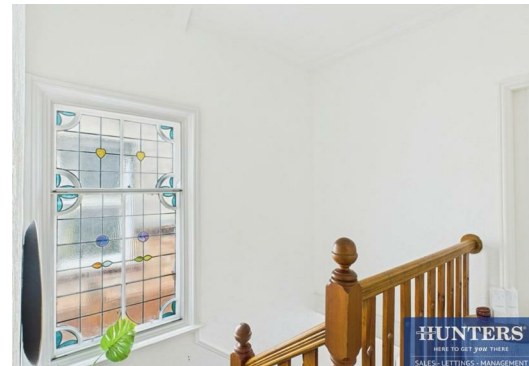
Nestled on Benedict Road in Roker, Sunderland, this delightful semi-detached house is a wonderful welcoming home brimming with character and charm. As you step through the inviting porch, you are greeted by a feature hallway that sets the tone for the rest of the property. The ground floor boasts two spacious reception rooms, perfect for both relaxation and entertaining. The rear reception room features patio doors that open up to the garden, allowing for a seamless blend of indoor and outdoor living.

The kitchen diner is well-appointed, providing a practical space for family meals and gatherings. Additionally, a convenient WC is located on the ground floor. Ascending to the first floor, you will find two generously sized double bedrooms alongside a smaller third bedroom. The large bathroom is a true highlight, featuring a bath, shower, sink, and WC, ensuring ample facilities for the household.

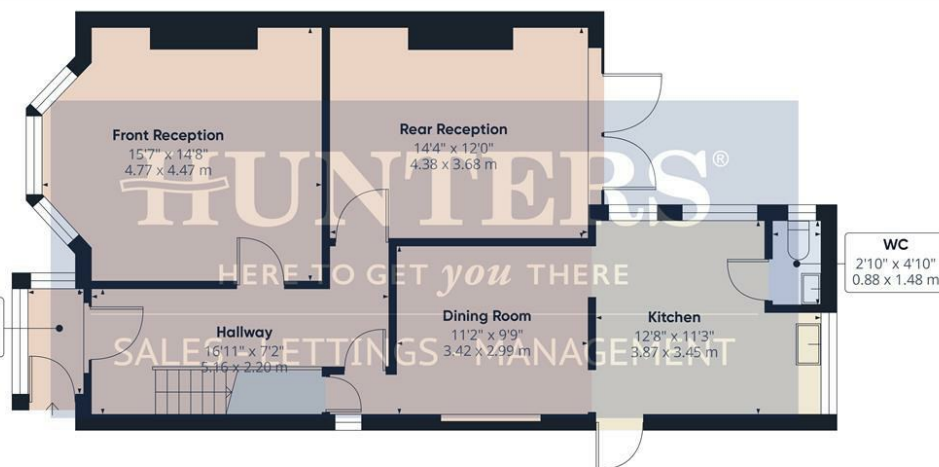
A stunning feature of this home is the landing, which showcases a gorgeous stained glass window, adding a touch of elegance and uniqueness. The rear garden enjoys a sunny aspect, making it a perfect spot for outdoor relaxation or entertaining during the warmer months.

This property is ideally situated close to the stunning coastline, offering picturesque views and leisurely walks. Residents will also benefit from a wealth of amenities, including Roker Park and renowned schools, as well as excellent transport links, making it a convenient choice for families and commuters alike.

This charming home is not to be missed and is sure to appeal to those seeking a blend of comfort, character, and convenience.







Floor 0



Floor 1

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Approximate total area⁽¹⁾
1344 ft²
124.9 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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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