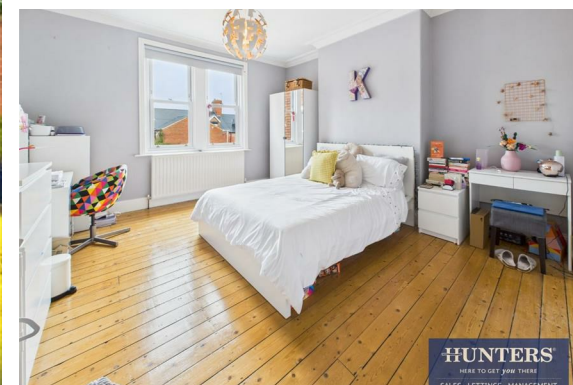




**Side Cliff Road, Roker, Sunderland, SR6 9JR**

**Offers In The Region Of £410,000**





# Side Cliff Road, Roker, Sunderland, SR6 9JR



Please view virtual tour & floorplan \* Terraced House \* Kitchen/Dining Area \* Four Bedrooms \* Rear Yard \* Stunning Property \* Council Tax Band - D \* Freehold \*

We are delighted to present this exquisite four-bedroom mid-terraced house located on the highly desirable Side Cliff Road in Roker, Sunderland. This property is ideally situated within a short stroll to the stunning seafront, where you can enjoy the beautiful beaches, Roker Park, and scenic coastal walks. The area is also well-served by a variety of shops, bars, and cafes, making it a perfect spot for both relaxation and leisure.

Upon entering the home, you will be greeted by a charming entrance vestibule that leads into a spacious inner hall. The ground floor features two generous reception rooms, including a living room and a cosy sitting or TV room, providing ample space for family gatherings and entertaining guests. The stylish kitchen and dining area are well-equipped for culinary enthusiasts, while the utility room adds to the practicality of the layout.

As you ascend to the first floor, you will find four well-proportioned bedrooms, each offering a comfortable retreat. The bathroom is thoughtfully designed to cater to the needs of the household, and an additional WC enhances the convenience of this lovely home.

Externally, the property boasts a front forecourt with block-paved pathways and grass lawn, creating an inviting entrance. The rear courtyard is paved with raised borders and access via an electric roller shutter.

This charming home, with its blend of period features and modern decor, is a true gem.

We highly recommend viewing this property to fully appreciate the generous living space, attractive design, and prime location it offers.





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Entry  
3'4" x 4'9"

Living Room  
17'3" x 15'7"

Living Room  
14'11" x 13'8"

Hallway  
25'10" x 6'10"

Kitchen  
23'9" x 10'0"

Utility Room  
2'11" x 10'5"

Landing  
5'4" x 3'1"

Landing  
16'2" x 6'10"

Bathroom  
6'0" x 6'7"

WC  
4'7" x 2'11"

Bedroom 1  
14'8" x 13'1"

Bedroom 2  
14'10" x 13'7"

Bedroom 3  
12'2" x 10'2"

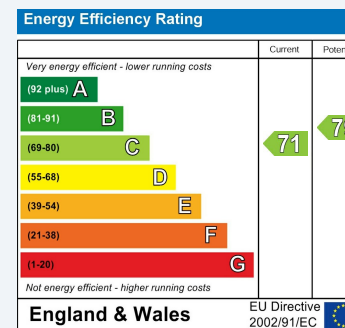
Bedroom 4  
10'9" x 7'6"



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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.