



Side Cliff Road, Roker, Sunderland, SR6

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Side Cliff Road, Roker, Sunderland, SR6

Asking Price £429,950

Please view Virtual Tour & Floorplan • Terraced House • Kitchen/Dining Area • Four Bedrooms • Rear Yard • Stunning Property • Outside space to rear • Freehold • Council Tax Band - D • EPC - E •

We are pleased to present an exceptional terraced house located on the highly sought-after Side Cliff Road. This spacious family home boasts four well-proportioned bedrooms and two bathrooms, making it an ideal choice for families or those seeking extra space.

As you enter, you are greeted by a large entrance hall that leads into a charming living room, which retains its original features and includes a delightful log burner, perfect for cosy evenings. The dining room, also featuring a log burner, opens through patio doors to a lovely outdoor patio area, providing a wonderful space relaxation as well as parking space and an outdoor shed for additional storage.

The modern family kitchen is a highlight, featuring integrated appliances and elegant quartz worktops and ample dining space, seamlessly connecting to a separate utility area and a convenient downstairs WC.

On the first floor, you will find four bedrooms, complemented by a spacious family bathroom that includes a separate shower cubicle, as well as an additional separate WC on this floor for added convenience.

For those looking for even more potential, there are two loft space rooms accessible via a ladder, which can be converted subject to building regulations, offering further possibilities for expansion.

Situated close to Roker Park and the seafront, this property is ideally located near local amenities, making it a perfect family home. Early viewing is highly recommended to fully appreciate the quality and space this delightful property has to offer.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

154.2 m²

1660 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

- Entry

4'10" x 3'5"
- Hallway

6'10" x 25'11"
- Living Room

15'6" x 17'9"
- Dining Room

13'6" x 14'5"
- Kitchen

10'2" x 15'9"
- Utility Room

10'0" x 10'5"
- WC

4'9" x 2'9"
- Landing

6'10" x 5'8"
- Landing

3'1" x 6'0"
- Bedroom

6'6" x 6'0"
- Bathroom

10'2" x 12'9"
- WC

2'10" x 3'8"
- Landing

6'8" x 15'11"
- Bedroom

13'1" x 14'5"
- Bedroom

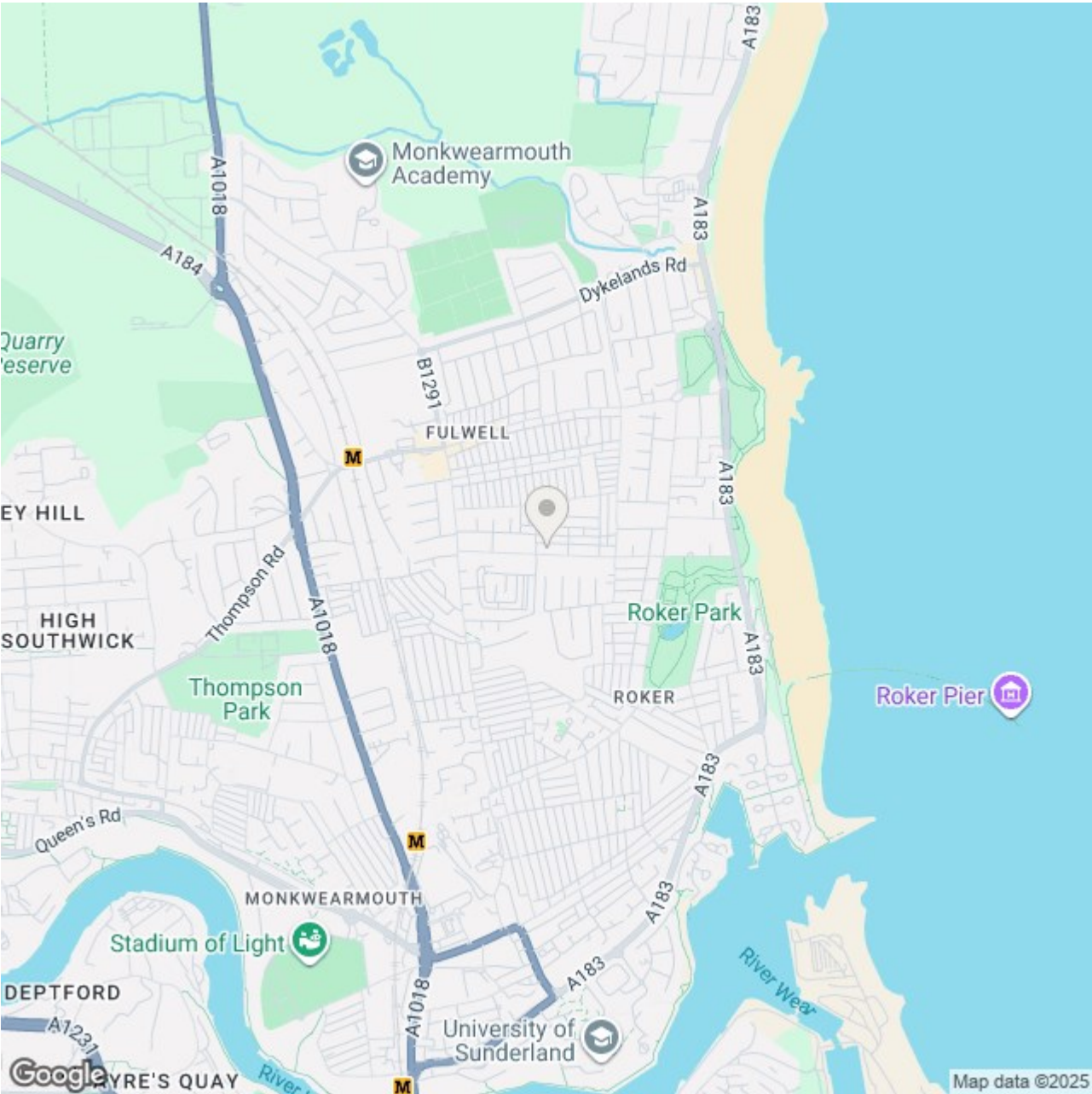
12'7" x 14'11"
- Bedroom

7'5" x 11'3"

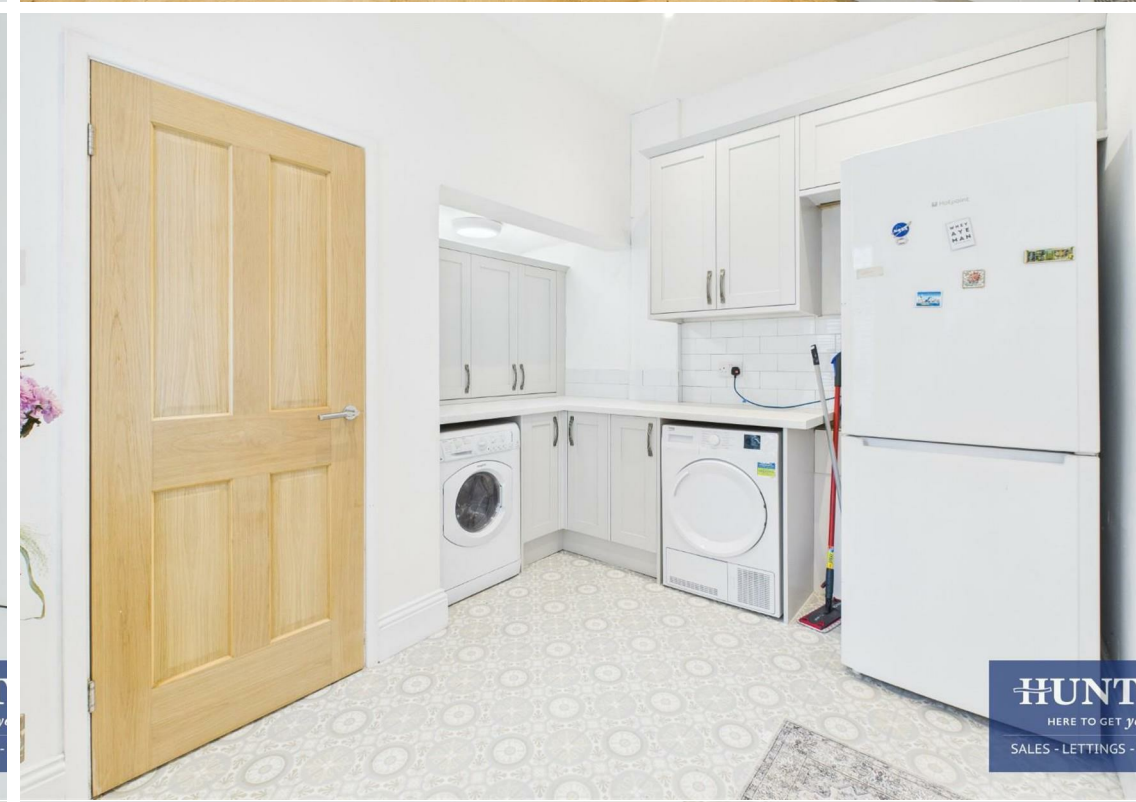
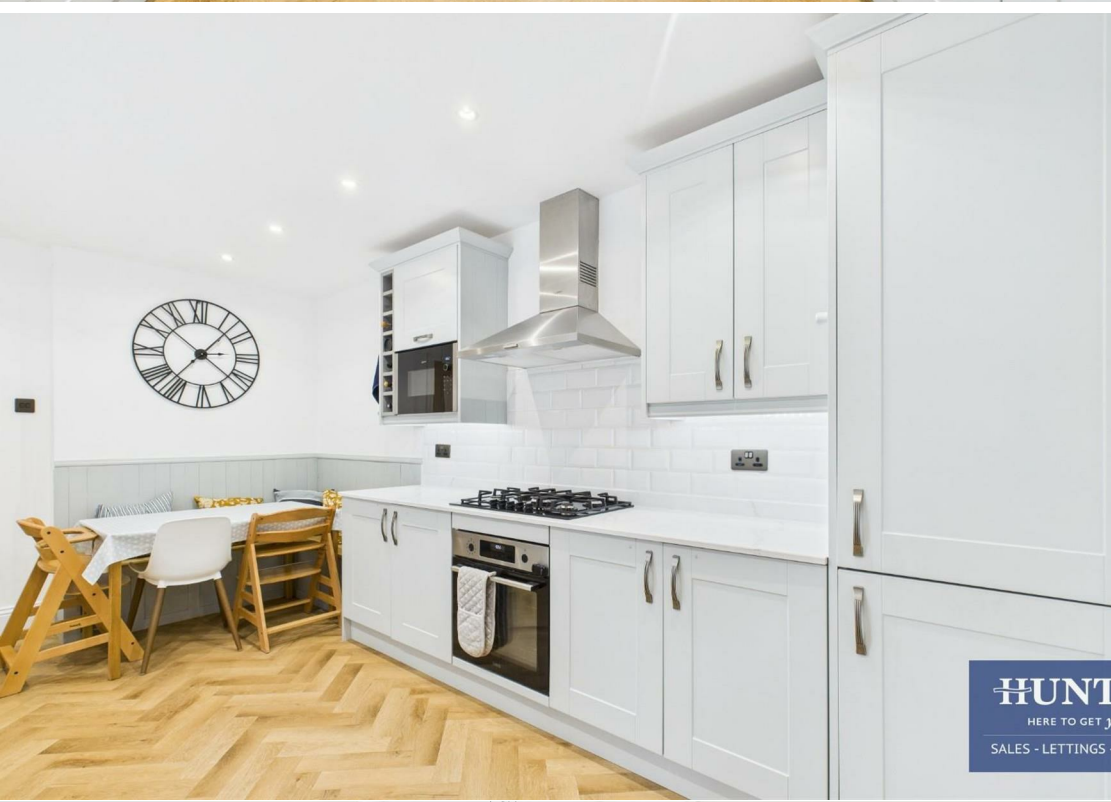
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	51	
(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. 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





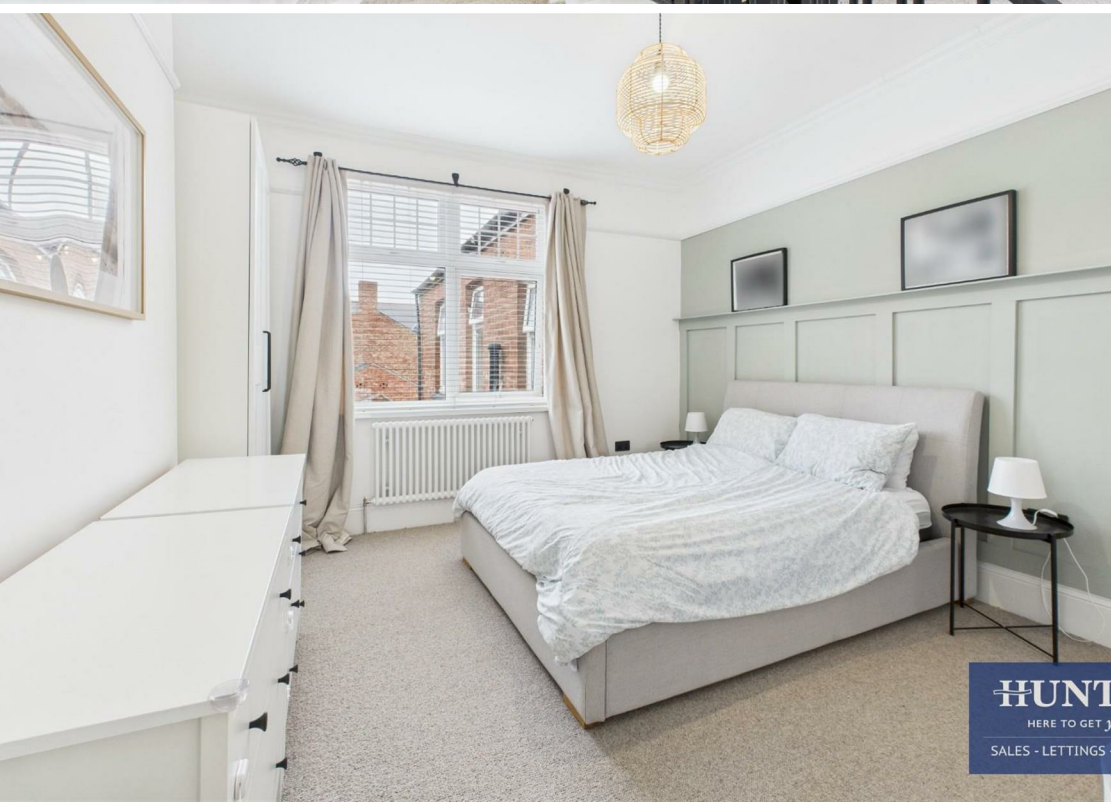




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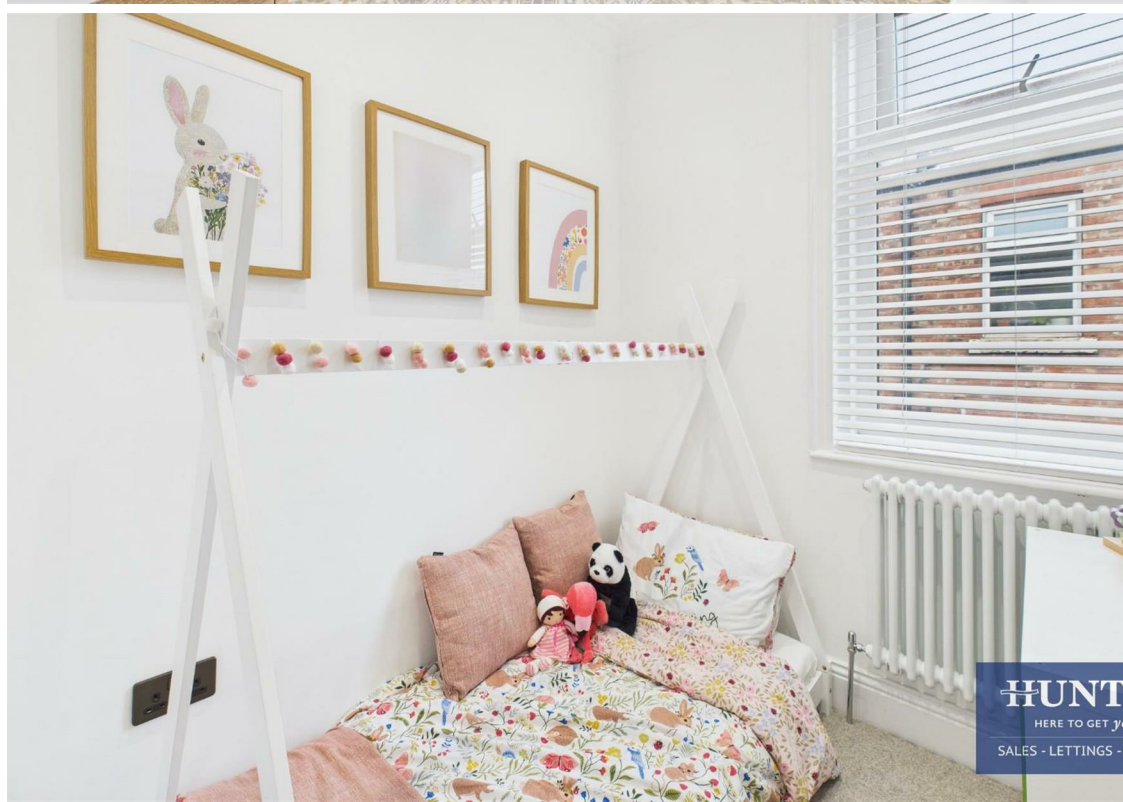
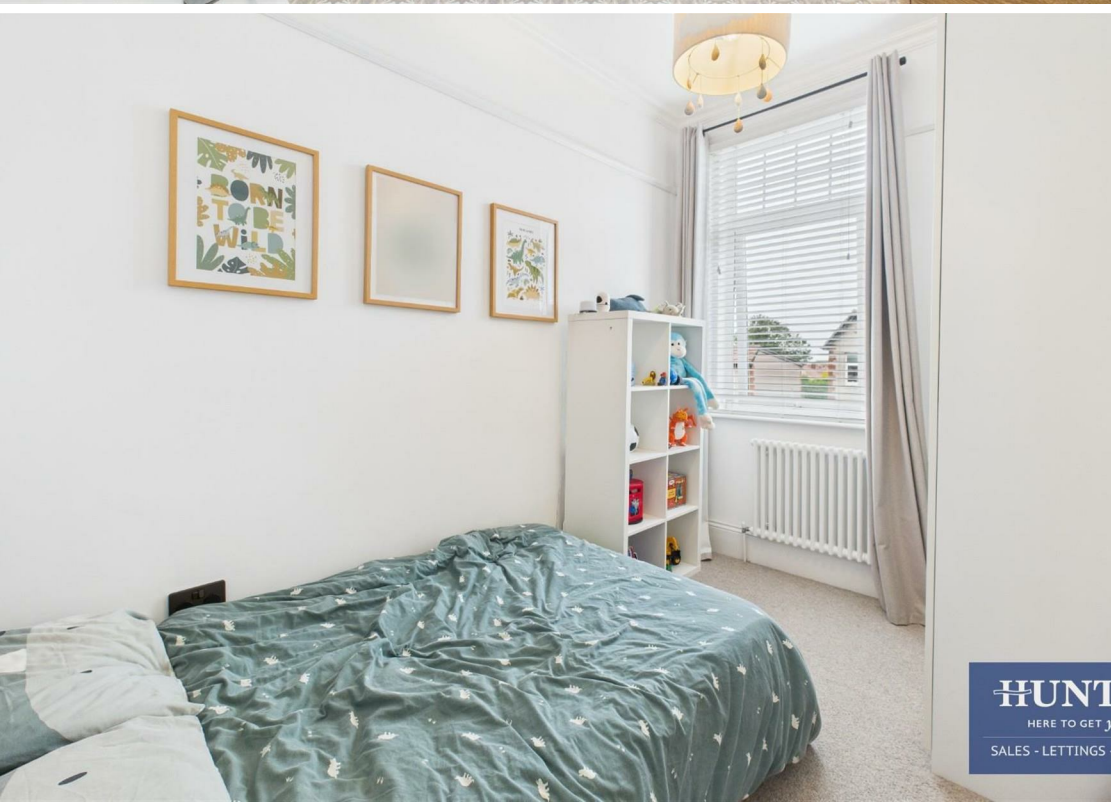
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