

HUNTERS[®]

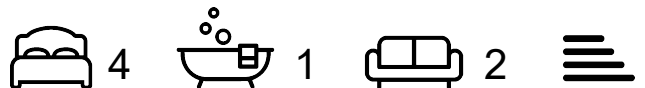
HERE TO GET *you* THERE



Roker Avenue

Sunderland, SR6 0HQ

Offers Over £159,950



Hunters are pleased to present to the market this four bedroom terrace house situated within reach of Sunderland City Centre, award winning beaches and local retail parks. The accommodation briefly comprises of four bedrooms and a loft, two reception rooms, a breakfast kitchen, ground floor W/c, gas central heating, double glazing and off street parking within the rear courtyard. EPC on order, Council Tax band A. For further information and viewings please contact our Hunters office situated in Peterlee Castle Dene Shopping Centre.



Entrance Hallway

The hallway features a newel posted staircase to the first floor, a radiator and internal doors offering access into the two reception rooms, ground floor W/c and the breakfast kitchen.

Ground Floor W/c

A useful room incorporating a low level W/c.

Lounge 15'11" x 15'1" (4.86m x 4.60m)

Situated at the front of the property this principle reception room includes a feature fireplace complimenting the double glazed bay window and a radiator.

Dining Room 13'4" x 11'10" (4.07m x 3.62m)

Located at the rear of the home this additional reception room includes an electric fire and a double glazed window.

Breakfast Kitchen 19'11" x 10'7" (6.08m x 3.24m)

Nestled at the rear of the property the room offers a range of both wall and floor cabinets finished in white colour tones and contrasting laminated work surfaces which integrate a sink and drainer unit complete with mixer tap fittings set beneath a double glazed window. Further attributes include doors opening into the courtyard, an electric and gas cooker point, a radiator and plumbing for an automatic washing machine.

First Floor Landing

Accommodating accessibility into the four bedrooms, the family bathroom and convenient access into the loft.

Master Bedroom 16'6" x 10'10" (5.05m x 3.31m)

The master bedroom features a double glazed bay window, fitted wardrobes and a radiator.

Second Bedroom 13'4" x 11'10" (4.07m x 3.62m)

The second double bedroom includes a double glazed window and a radiator.

Third Bedroom 11'10" x 8'9" (3.62m x 2.67m)

Set adjacent to the family bathroom the third bedroom features a radiator and a double glazed window.

Fourth Bedroom 10'3" x 6'7" (3.14m x 2.03m)

Currently facilitated as a study the fourth bedroom features a radiator and a double glazed window.

Family Bathroom 12'5" x 6'6" (3.81m x 2.0m)

The family bathroom features a four piece suite comprising of a glazed shower enclosure, a low level W/c, a panel bath and a hand wash basin inset into a vanity cabinet. Accompaniments include partial tiling and a towel radiator.

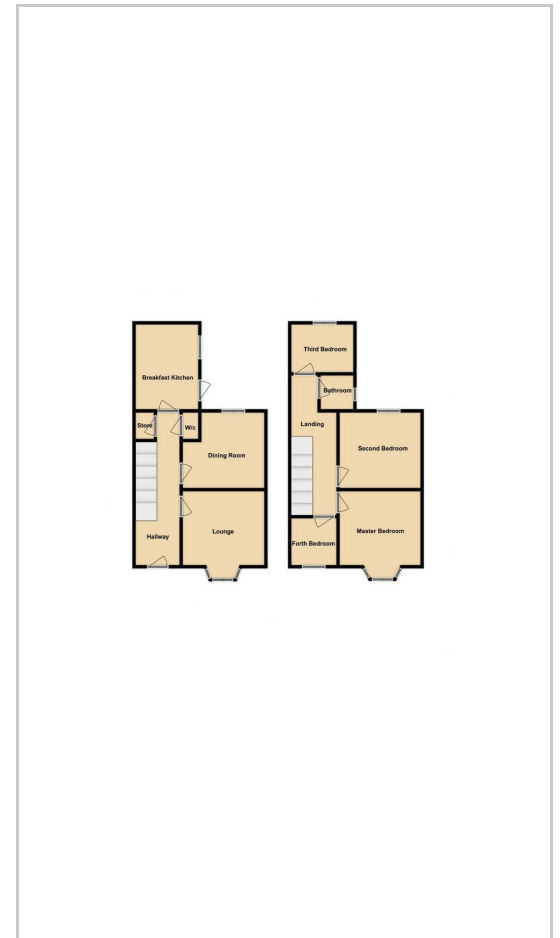
Outdoor Space

At the rear of the property there is an enclosed walled courtyard with a roller garage door offering secure off street parking within the courtyard.

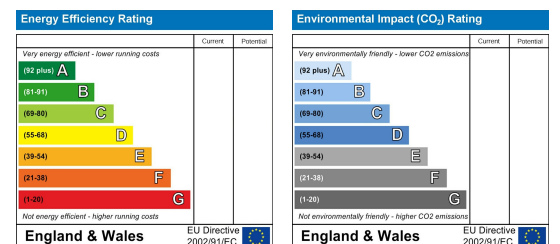
Area Map



Floor Plans



Energy Efficiency Graph



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.