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ROKER PARK TERRACE, SUNDERLAND £625,000

Arguably one of the finest examples of its type, this exceptionally well appointed 6 bed end-terrace house commands a much sought after and highly regarded position on the private road of Roker Park Terrace. Directly overlooking Roker Park and boasting convenient access to the sea front with its beautiful beaches, ideal for coastline walks, and a chance to take in the sea fronts numerous bars, restaurants and cafes.

The property has been meticulously improved, extended and modernised to a very high standard by the current owners and will not fail to impress all who view. Benefitting from a stunning open plan kitchen / dining / family room, an additional side reception / garden room with bi-folds and many period features and stylish charm with a contemporary modern twist plus many extras of note. The generous yet versatile living space is arranged over 3 floors and briefly comprises: Entrance Porch, Inner Hall, Living Room, Lounge Room, Kitchen / Dining / Family Room, Utility, WC, Reception / Garden Room and to the First Floor, Landing, 4 Bedrooms and a Family Bathroom and to the Second Floor, with 2 Bedrooms and a Shower Room. Externally there is a front courtyard, having a tiled pathway to the house and a lovely side seating area whilst to the rear is a small courtyard. Viewing of this simply stunning home is unreservedly recommended to fully appreciate the property.

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|--------------------------------|--|
| End Terraced House | 6 Bedrooms |
| Living Room | Sitting Room & Additional Reception Room |
| Kitchen / Dining / Family Room | Over 3 Floors |
| Stunning Property | EPC Rating: TBC |



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Entrance Porch
A lovely entrance porch having a mosaic tiled floor, leading to the inner hall.

Inner Hall
The inner hallway has a cast iron radiator, stairs to the first floor, coving to ceiling, cupboard under the stairs.

Living Room
18'0" to bay x 15'5"
The living room has a bay window to the front elevation, incorporating 3 timber framed double glazed windows, ornate feature fire with open fire, cast iron radiator, ornate ceiling.

Sitting Room
15'9" x 14'6"
A lovely sitting / reception room having a cast iron radiator, ornate feature fire with open fire, ornate ceiling.

Kitchen / Dining / Family Room
23'4" max x 26'3" max
An impressive open plan kitchen / dining / family room with the kitchen having a range of floor and wall units, corrian worktops, inset sink with mixer tap, 2 electric ovens, integrated coffee machine, central breakfast island with induction hob with inset extractor, gas hob, tiled floor, vaulted ceiling in part with 2 velux style windows, integrated dishwasher, opening to a utility area, tiled floor with under floor heating.

Utility
11'10" x 8'2"
Floor and wall units, corrian worktops, stainless steel sink and drainer with mixer tap, plumbed for washer, tiled floor with under floor heating, cupboard with wall mounted gas central heating boiler, large velux style windows

Reception / Garden Room
30'3" max x 16'5" max
Accessed directly from the kitchen / family room this versatile room has bi folding door opening to the front elevation, wood strip floor, lantern light to the ceiling, recessed spot lighting, under floor heating. This room could be used as a home office, garden room, cinema room amongst many other things.

WC
Low level WC, cast iron radiator, wash hand basin with mixer tap.

First Floor
The first floor landing has a timber framed double glazed window to the side elevation, cast iron radiator, loft access.

Bathroom
Suite comprising of a low level WC, roll top bath with claw feet and mixer tap with shower attachment, tiled floor, shower with rainfall style shower head and tiled splashback, pedestal basin, towel radiator, timber framed double glazed window, coving to ceiling, chrome radiator.

Bedroom 1
15'7" x 17'8" to bay
Front facing master bedroom overlooking Roker Park having a bay window incorporating 3 timber framed double glazed windows, cast iron radiator.

Bedroom 2
15'7" x 15'1"
Rear facing, 2 timber framed double glazed windows, cast iron radiator.

Bedroom 5
10'11" x 7'0"
Side facing with timber framed double glazed window, cast iron radiator.

Bedroom 6
11'1" x 7'0"
Front facing, timber framed double glazed window, cast iron radiator.

Second Floor
Landing, velux style window.

Shower Room
White suite having a low level WC, wash hand basin with mixer tap sat on a vanity unit, velux style window, tiled walls and floor, chrome towel radiator, shower with rainfall style shower head and an additional shower attachment.

Bedroom 3
14'9" max x 12'7" max
Rear facing, timber framed double glazed window, t fall roof in part, storage under the eaves, cast iron radiator.

Bedroom 4
12'6" max x 15'10" max
Front facing, storage cupboard, t fall roof in part, timber framed double glazed window overlooking the park.

Externally
Externally there is a front courtyard having a tiled pathway to the house and a lovely side seating area whilst to the rear is a small courtyard.

COUNCIL TAX
The Council Tax Band is Band E.

TENURE
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

M I C H A E L H O D G S O N

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