



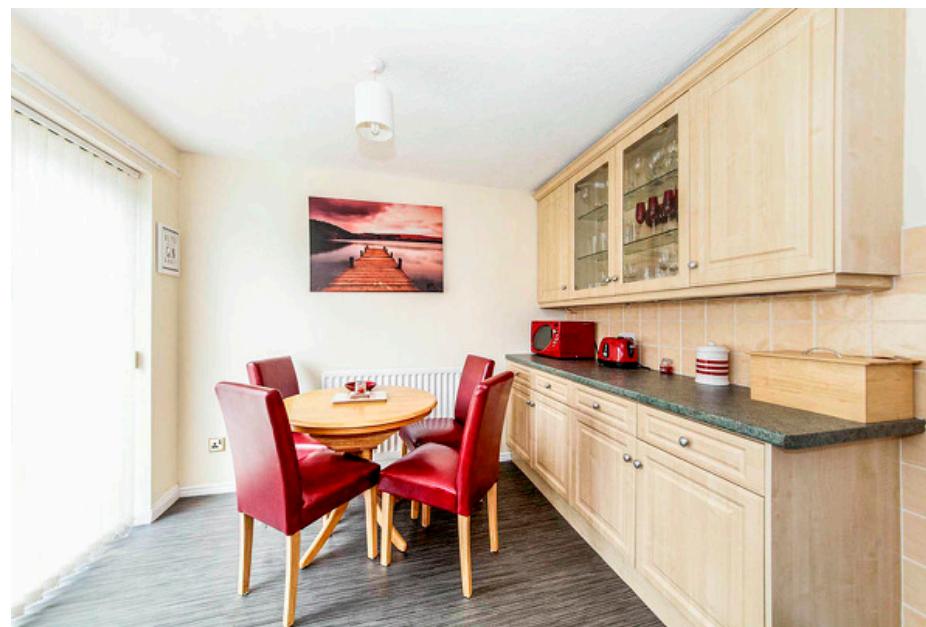
Coniscliffe Place, Roker, Sunderland    **£120,000**











## Coniscliffe Place, Roker, Sunderland

**£120,000**

### Property Description

\*\*\* AVAILABLE WITH NO ONWARD CHAIN  
 \*\*\* GENEROUS KITCHEN/DINING ROOM \*\*\*  
 FRENCH DOORS LEADING TO REAR GARDEN  
 \*\*\* GENEROUS GARDEN and OFF STREET  
 PARKING \*\*\* Beautifully presented the accommodation  
 briefly comprises; entrance porch, lounge, kitchen/dining  
 room, situated to the ground floor and to first floor,  
 landing, two bedrooms and bathroom/wc. Externally,  
 there are gardens front and rear, also to the front there is  
 a driveway. Other benefits include gas central heating and  
 double glazing. EPC Grade C

### Our View

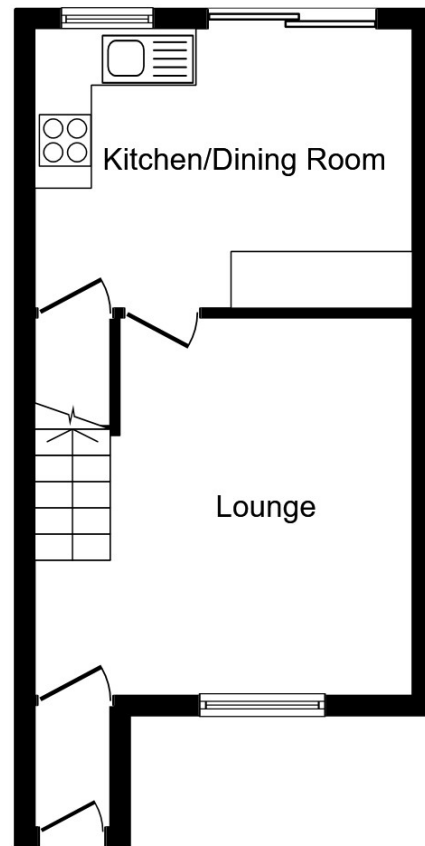
This modern and beautiful home offers excellent well  
 proportioned accommodation, which would ideally suit  
 singles/couples looking for the idyllic first home. The  
 kitchen, which in turn provides a dining area, has french  
 doors leading to the rear garden, the garden is very well  
 maintained and of a generous size.

### Location

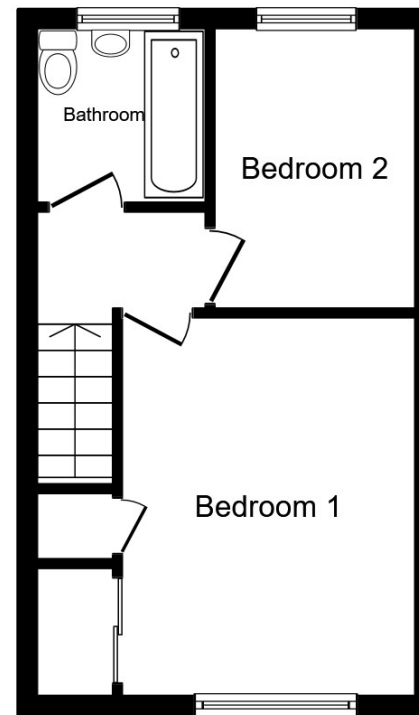
Located in ROKER and situated within walking distance  
 to Roker Park, the Marina and the Coast, making this a  
 very sought after area. An area which offers an appealing  
 lifestyle with access to an array of popular bars, cafes and  
 restaurants. Excellent transport links via Newcastle road/  
 A1018 and Wessington Way/A1231 appealing to your  
 commuting needs.



**EPC RGrade C**  
**For full EPC please contact the branch**



**Ground Floor**



**First Floor**

Total floor area 57.0 sq. m. (614 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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