

An exciting investment opportunity in the picturesque coastal location of Roker, occupying an imposing position opposite Roker Pier and boasting stunning panoramic sea views just a stones throw from the award winning Blue Flag beaches of Roker, Seaburn and beyond, Andover House on Roker Terrace is an charming "Grade 2" Victorian three storey terraced home with a dressed stone facade and generous gardens to the front and rear together with a large coach house with a first floor Billiard Room, also with development potential.

Perfect for investors or families who are searching for a landmark home on Sunderland's magnificent sea front, the property is available with no upward chain and comprises of a large reception hall with access to a cellar, lounge, dining room, morning room, kitchen, utility and downstairs WC to the ground floor whilst at first floor level there are three large bedrooms and a bathroom and at second floor level a fourth bedroom and two additional rooms that could be converted into bedrooms or bathrooms (subject to planning and building regulations approval)

To the exterior the property benefits from a large front lawned area and offers generous west facing gardens to the rear accompanied by a double garage with accommodation above.

With a vast range of leisure amenities on its doorstep, the property is walking distance from a range of restaurants and bars on Marine Walk, in addition to the established Roker leisure circuit offering some of the finest crafts ales, fine wines and cocktails in and outdoors. This fine home with considerable potential can only be fully appreciated upon inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Timber panelled doors to

Entrance Portico

Part glazed door to

Reception Hall

Access to basement.

Lounge 19'7" x 19'0"

Into bay window with original sliding sash windows and shutters taking in uninterrupted sea views, fireplace, coved cornicing, picture rail, decorative ceiling.

Dining Room 18'9" x 21'1"

Into large bay window, fireplace, decorative walls and ceilings, fitted shelving.

Inner Hall

Side doors to gardens.

Ground Floor WC

Washbasin and shower.

Morning Room

Cast iron tiled fireplace, decorative windows and doors leading into garden.

Kitchen 17'10" x 11'7"

Pitched pine fitted units, tiled floor, window to side elevation. Door to utility.

Utility 11'8" x 4'6"

Door to rear gardens.

Half Landing

Decorative arched lead windows.

First Floor Landing

Bedroom 1 (front) 17'8" x 16'7"

Fireplace, wardrobes, windows taking in beautiful sea views.

Bedroom 2 (rear) 18'10" x 19'2"

Into bay, fireplace, windows to rear elevation.

Bedroom 3 (front) 8'3" x 11'2"

Window taking in uninterrupted sea views.

Half Landing

Shower Room

Low level WC, washbasin vanity unit and shower cubicle.

Second Floor Landing

Bedroom 4 (rear) 18'11" x 17'7"

Eaves storage cupboards, fireplace and large window to rear elevation.

Box Room 13'2" x 7'8"

Box Room 10'5" x 11'8"

Outside



Laid to lawn gardens to the front, large west facing gardens to the rear.

Garage 21'8" x 13'6"

Garage with remote control electric roller shutter door. Window and single door providing access into rear gardens. Storage cupboard, understairs storage cupboard. Separate gated access to rear gardens with access to workshop with storage, understairs storage cupboard. Additional door from gardens to entrance lobby with stairs

leading up to billiard room 7.8 x 6.73 max dimensions, fireplace and windows overlooking rear gardens.

Coach House



Storage cupboard, understairs storage cupboard. Single door to brick store with workshop, understairs storage cupboard. Additional door to entrance lobby with stairs leading up to billiard room.

Billiard Room 25'7" x 22'0" maximum dimensions

Fireplace and windows overlooking rear gardens.

Council Tax Band

The Council Tax Band is Band E

Tenure Freehold

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

Important Notice

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MAIN ROOMS AND DIMENSIONS

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Sea Road Viewings

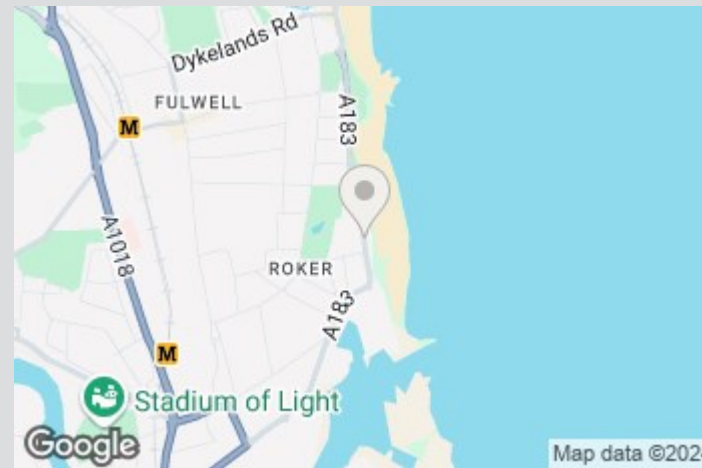
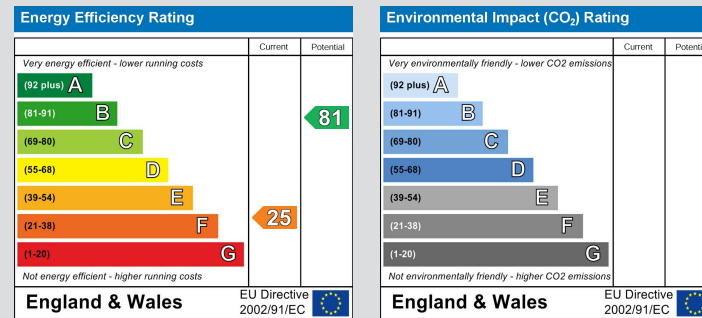
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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