Roker Park Close, Roker, Sunderland

£795 PCM

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A beautifully presented mid link house, occupying a superb cul-de-sac position within the ever-popular Roker Park Estate. Internally, the stylish accommodation on the ground floor includes an entrance lobby, attractive lounge and a modern open plan dining room and kitchen whilst to the first floor there are two well-proportioned bedrooms and a bathroom. Externally there is a driveway to the front providing off street parking and to the rear is a pleasant south facing garden with a lawn and decked area. Benefits of the property include gas central heating to radiators and double glazed windows. This location is ideal for accessing the Sea Front, Roker Park and Stadium of Light Metro station and is convenient for schools, Sunderland City Centre and Sea Road facilities. Viewing is essential to appreciate this delightful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via entrance door to

Entrance Lobby
Staircase to first floor, radiator and door to

Lounge 14'7" x 9'8"
Double glazed window to front, two radiators, recessed area, built in cupboard and double doors leading through to

Breakfasting Kitchen 12'10" x 9'2"
Fitted with modern wall and base units with work surfaces over incorporating sink and drainer unit, integrated oven and hob with extractor over, space has been provided for the inclusion of fridge freezer, washing machine and slimline dishwasher. Double glazed French door to rear garden, double glazed window to rear, tiled floor, wall mounted boiler and radiator.

First Floor Landing

Bedroom 1 10'6" x 9'9" not including recess
Double glazed window to front, radiator, fitted wardrobes, built in cupboard and a fitted dressing table with drawer units.

Bedroom 2 11'3" x 7'10"
Double glazed window to rear and radiator.

Bathroom
Modern suite comprising of a low level WC, pedestal washbasin and panel bath with mains shower over, tiled floor, part tiled walls and radiator.

Outside
To the front a driveway which provides off street parking whilst to the rear there is an attractive south facing garden with lawn and decked areas.

Council Tax Band
We have been advised by our Clients this property is Council Tax Band B and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

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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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