



Bede Street, Roker, SR6

HUNTERS[®]

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Bede Street, Roker, SR6

Offers In The Region Of £120,000

* 2 BEDROOM * FIRST FLOOR FLAT * LEASEHOLD * COUNCIL TAX BAND A * EPC RATING C *

This two-bedroom first-floor terraced flat is for sale in the popular Roker area of Sunderland, just a short distance from the seafront. Offering a practical layout with high ceilings throughout, it will appeal to first-time buyers, investors and families looking to be close to local amenities and green spaces.

Inside, there is a living/dining room with large windows and a fireplace, creating a bright central space to relax or entertain. The spacious kitchen is both practical and well presented, featuring ample storage and laminate wood flooring, with plenty of room for day-to-day cooking and dining. There are two bedrooms: a generous main bedroom with built-in wardrobes and a further single bedroom, ideal as a child's room, guest room or home office. The fully tiled bathroom includes a bath and heated towel rail.

To the rear, the property benefits from a private yard with a roller shutter and car port, offering secure and convenient off-street parking.

Roker Park is nearby, ideal for walks, play areas and community events, while the seafront provides scenic coastal walks, cafés and restaurants. Local shops and everyday amenities are within easy reach, with Sunderland city centre only a short distance away.

This two-bedroom first-floor flat for sale combines spacious accommodation, useful parking and a sought-after coastal location, making it an excellent opportunity for a range of buyers.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788

sunderland@hunters.com | www.hunters.com

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SALES - LETTINGS - MANAGEMENT



Hallway
 0.75 x 0.90 m
 2'5" x 2'11"

Entry
 0.94 x 1.04 m
 3'0" x 3'5"



Hallway
 0.98 x 1.05 m
 3'2" x 3'5"

Floor 0

Hallway
 2.38 x 0.89 m
 7'9" x 2'10"



Floor 1



Approximate total area⁽¹⁾

82.3 m²
 887 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Entry
3'1" x 3'4"

Hallway
3'2" x 3'5"

Landing
8'0" x 4'1"

Bedroom 1
15'1" x 10'10"

Bedroom 2
10'5" x 7'6"

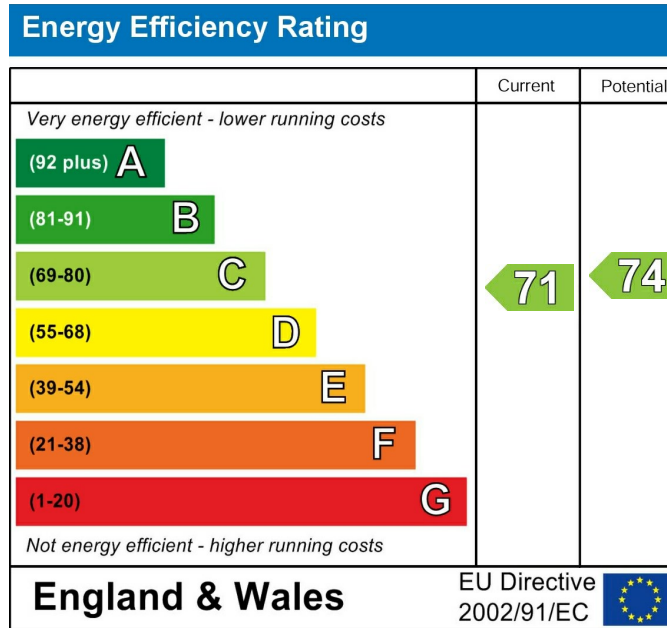
Living/Dining Room
14'3" x 19'10"

Kitchen
10'11" x 10'3"

Hallway
7'9" x 2'11"

Bathroom
7'9" x 7'0"

Hallway
2'5" x 2'11"



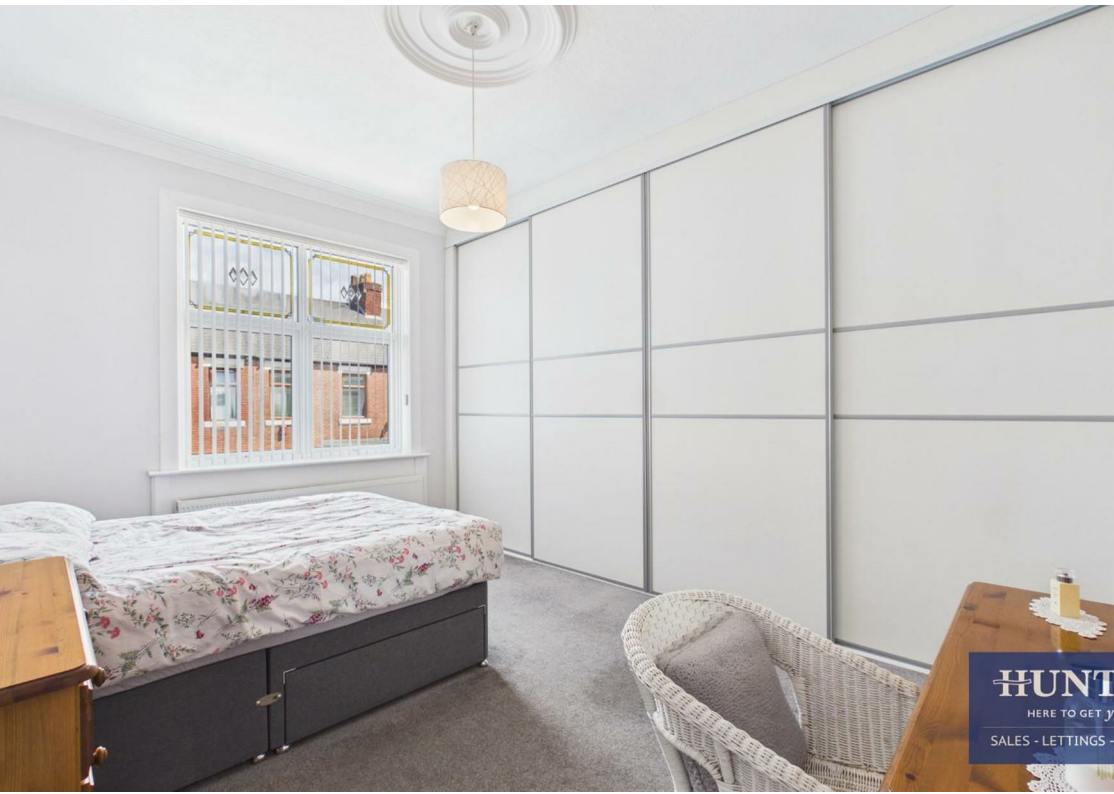
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