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Goalmouth Close, Roker, Sunderland, SR6

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SALES - LETTINGS

# Goalmouth Close, Roker, Sunderland, SR6

## Asking Price £110,000

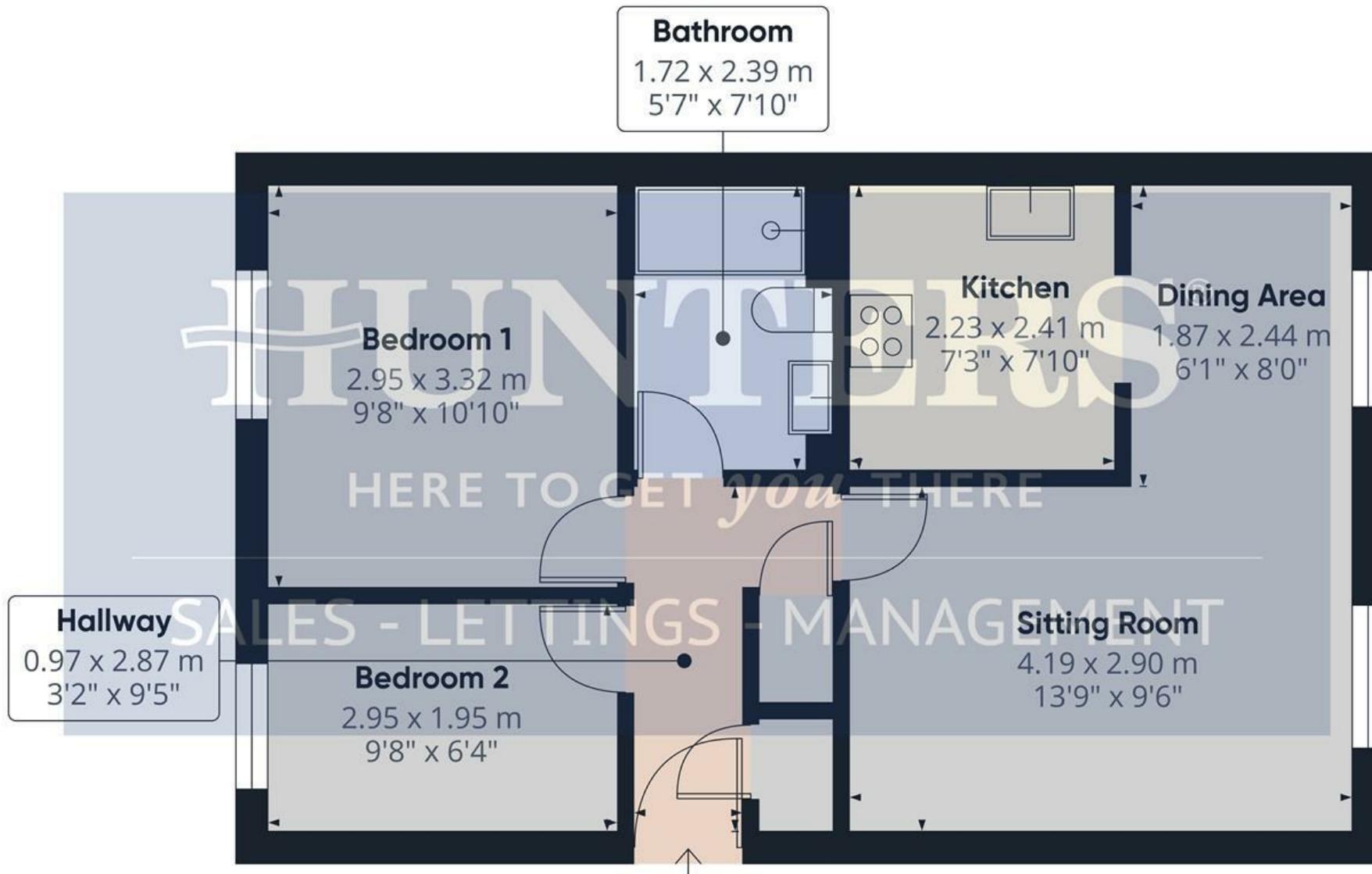
Situated in the popular area of Goalmouth Close, Roker, Sunderland, this delightful ground floor flat offers a perfect blend of comfort and convenience. Spanning an area of 502 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking a serene living space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a bright and airy environment throughout.

The flat also boasts a modern bathroom, equipped with essential amenities to cater to your daily needs. The kitchen area, while not specified, is typically designed to be functional and efficient, allowing for easy meal preparation.

Situated in Roker, residents can enjoy the benefits of a peaceful neighbourhood while being just a stone's throw away from local amenities, parks, and the stunning coastline. This location is ideal for those who appreciate the beauty of seaside living, with opportunities for leisurely walks along the beach and access to various recreational activities.

In summary, this flat in Goalmouth Close presents an excellent opportunity for anyone looking to settle in a vibrant community with all the essentials at hand. With its appealing features and prime location, it is certainly worth considering for your next home.

**Approximate total area<sup>(1)</sup>**46.7 m<sup>2</sup>502 ft<sup>2</sup>

(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.

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### Hallway

3'2" x 9'5"

A welcoming hallway with light walls and laminate flooring, providing access to the various rooms in the apartment.

### Sitting Room

13'9" x 9'6"

This bright sitting room extends to include a dining area, featuring wood-effect flooring and neutral tones. A patterned feature wall and a modern wall-mounted electric fireplace create a cosy focal point. Large windows with elegant curtains allow plenty of natural light to flood the space, which is open to the kitchen through an arched doorway.

### Kitchen

7'3" x 7'10"

A compact kitchen with a practical layout, featuring white cabinetry with silver handles, a black countertop. The area is finished with wood-effect flooring and white wall tiles with a subway style, providing a clean and functional space for cooking.

### Bedroom 1

9'8" x 10'10"

A double bedroom with a large window dressed with vertical blinds, filling the room with natural light. The room features a neutral carpet and a patterned feature wall that adds subtle character.

### Bedroom 2

9'8" x 6'4"

A smaller bedroom with a pair of windows fitted with blue curtains, carpeted flooring and plain, light-coloured walls, offering a versatile space that could serve as a guest room or study.

### Bathroom

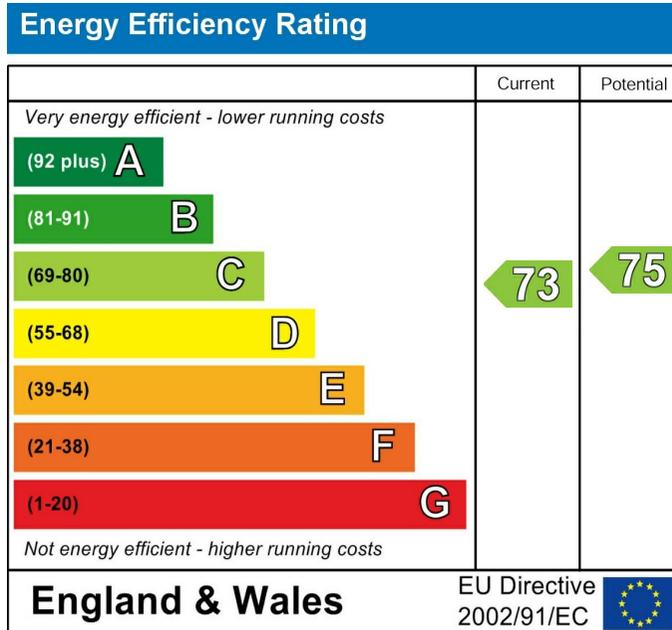
5'7" x 7'10"

A well-presented bathroom with a rainfall overhead bar

shower featuring a glass screen and tiled surround. The room is completed with a white suite including a toilet and a pedestal basin, and light-coloured tiles behind the basin create a clean and fresh feel.

### Front Exterior

The exterior of the building is a traditional red brick façade with white upper elevations and contrasting trims. The communal entrance is marked by a charming porch with a pitched roof and a vibrant blue door, surrounded by a low black metal fence and a well-maintained lawn area.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





