

Side Cliff Road, Roker, SR6

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Side Cliff Road, Roker, SR6

Asking Price £319,950

* 3 BEDROOM * KITCHEN EXTENSION * LARGE RESIN DRIVEWAY * CLOSE TO ROKER PARK AND THE SEAFRONT *

Situated in the highly sought-after area of Roker, this beautifully presented three-bedroom terraced home is for sale, ideally located close to the seafront, Roker Park and a range of local amenities.

Internally, the property offers generous and well-appointed living space. The main living room is bright and welcoming, featuring large windows that allow plenty of natural light to flood in, alongside a feature fireplace that creates a cosy focal point.

To the rear, the impressive open-plan kitchen and dining area provides a fantastic space for modern family living and entertaining. Finished with porcelain tiled flooring and direct access to the garden, this stylish space also benefits from a wood-burning stove, creating a warm and inviting atmosphere. The kitchen is fitted with quartz worktops and a central island incorporating an induction hob and breakfast seating area, ideal for casual dining or socialising. Integrated appliances include a fridge freezer, dishwasher, oven and microwave, offering both style and practicality. A useful utility room and downstairs WC add further convenience.

On the first floor, the spacious master bedroom benefits from fitted wardrobes, while the second bedroom is a well-sized double with built-in storage. A third single bedroom offers flexibility for a child’s room, home office or guest accommodation. The contemporary family bathroom is fitted with a freestanding bath, walk-in shower and stylish vertical radiators.

Externally, the property benefits from a resin driveway providing off-street parking for two vehicles, along with a single garage and an enclosed garden space.

Roker remains one of Sunderland’s most desirable coastal locations, popular with families and professionals alike. The property is within easy reach of the seafront and promenade, while nearby Roker Park offers green open space, play areas and seasonal events.

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Floor 0



Floor 1



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SALES - LETTINGS - MANAGEMENT

Approximate total area(1)

108.6 m²

1169 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.

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Hallway
18'2" x 6'3"

Living Room
14'0" x 14'0"

Kitchen/Dining Room
14'0" x 20'7"

Utility Room
6'7" x 4'5"

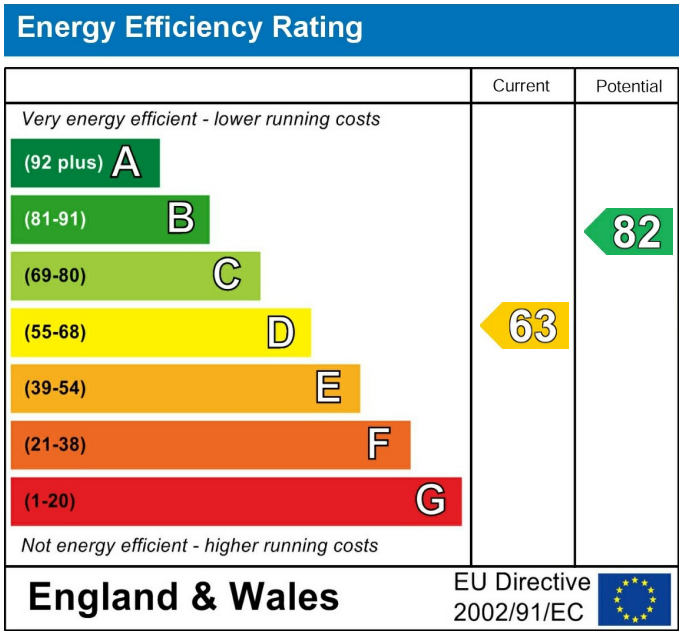
Landing
12'4" x 4'6"

Bedroom 1
16'1" x 12'4"

Bedroom 2
14'3" x 11'3"

Bedroom 3
8'11" x 8'0"

Bathroom
9'1" x 7'8"



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.










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