



Liddell Court, Roker Marina, SR6

**HUNTERS**<sup>®</sup>  
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# Liddell Court, Roker Marina, SR6

## Offers In The Region Of £195,000

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN \* 2 BEDROOM \* GROUND FLOOR FLAT \* LEASEHOLD \* BEACH VIEWS \* COUNCIL TAX BAND C \* EPC RATING C \*

This two-bedroom ground floor flat is offered for sale in excellent condition, set in the sought-after Roker Marina area of Sunderland. Enjoying beach and sea views, as well as outlooks towards the pier, the property provides a practical coastal home with convenient local amenities.

The flat comprises an open-plan modern kitchen with ample storage, breakfast area and tiled floor. Large windows allow good natural light and provide sea views, while there is direct access to the garden, making it a functional space for everyday living and dining. The adjoining reception room also benefits from large windows, tiled floors and access to the garden, offering a versatile area for seating and entertaining.

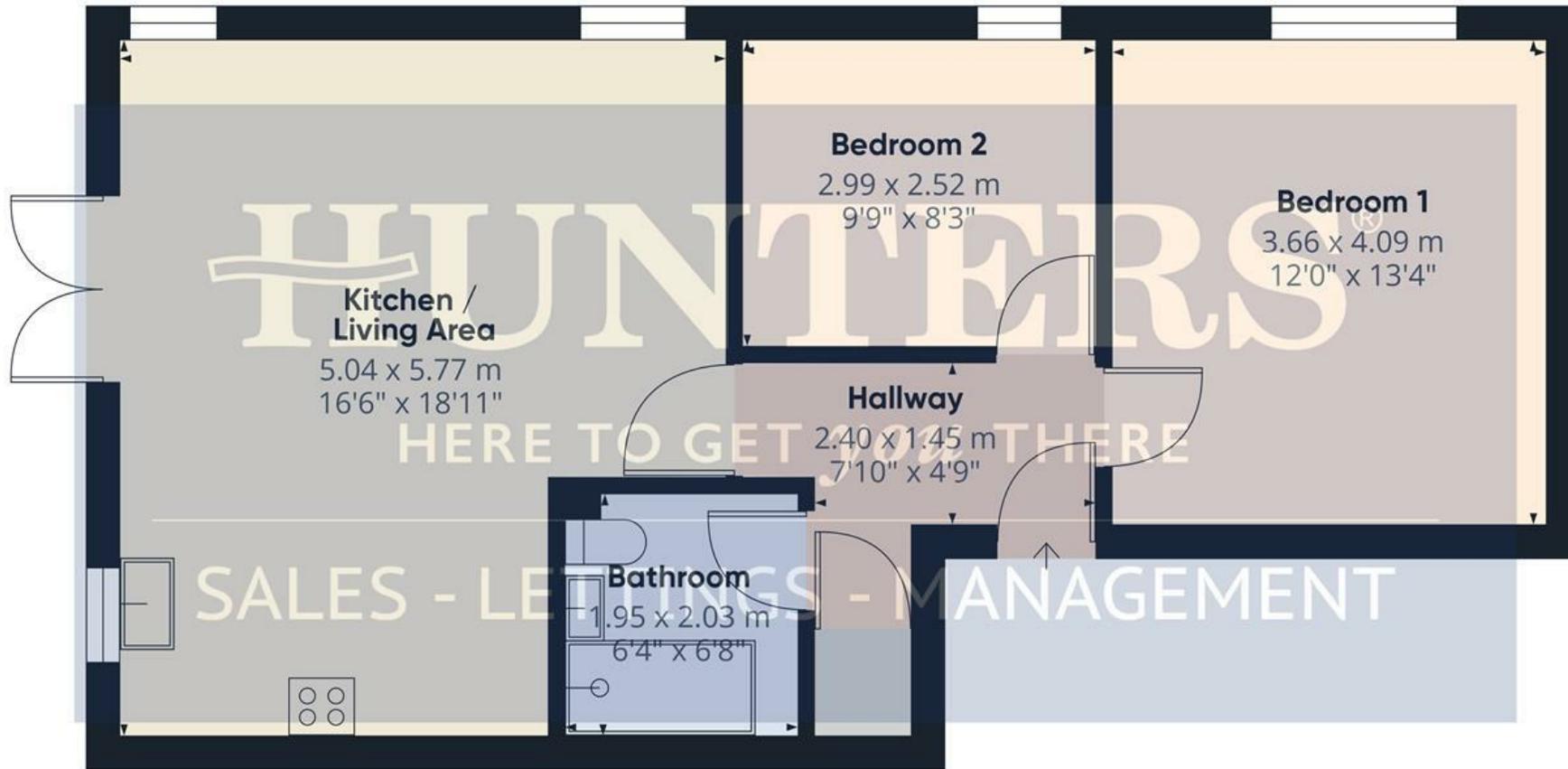
Accommodation includes a master bedroom and a further double bedroom. The bathroom features a modern suite with shower, fully tiled walls and a heated towel rail.

Externally, the property benefits from parking and a single garage, a valuable asset in this marina-side location. The garden access from the kitchen/living room room enhances the usability of the outdoor space.

Roker Marina and the seafront are close by, offering coastal walks, cafés and restaurants along the promenade. Nearby parks provide green space, while local schools in the wider Roker and Sunderland area are easily accessible, making the flat suitable for families.

This two-bedroom ground floor flat for sale presents an opportunity to live close to the beach and marina, with parking, garage and garden access enhancing its everyday practicality.

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Approximate total area<sup>(1)</sup>

57.7 m<sup>2</sup>  
622 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.

GIRAFFE360



**Hallway**

7'10" x 4'9"

**Bedroom 1**

12'0" x 13'5"

**Bedroom 2**

9'9" x 8'3"

**Kitchen/Living Area**

16'6" x 18'11"

**Bathroom**

6'4" x 6'7"

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.





