



Roker Park Road, Roker, Sunderland

Offers over £499,950







An imposing five bedroom mid terrace period home, providing spacious and beautifully presented accommodation over three floors. Situated on the highly regarded Roker Park Road, the house enjoys a wonderful aspect to the front overlooking Roker Park. Internally the property provides well appointed accommodation, sympathetically modernised and upgraded whilst retaining many appealing and charming character features. Accessed via an entrance vestibule, connecting through to an impressive reception hall with a grand staircase to the first floor, there is a superb lounge to the front with a bay window and feature fireplace whilst to the rear is a separate dining room with French doors to the courtyard. The breakfasting kitchen is well-proportioned, fitted with an excellent range of modern units and provides access to a useful utility and a shower room/wc. On the first floor there are four bedrooms and a fabulous family bathroom/wc with a walk in shower whilst to the top floor there is an outstanding principle bedroom with a walk in wardrobe and a luxury en-suite bathroom/wc. Externally there is a garden to the front with a lawn and planted borders and to the rear a delightful courtyard with an artificial grassed area, raised planters and double gates providing off street parking. The property enjoys a superb position, close to an extensive range of local amenities, shops and schools as well as for Roker Park, the sea front and transport connections. We highly advise arranging a detailed inspection to fully appreciate this remarkable home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

## Entrance Vestibule

Storage cupboard and inner door to hall.

## Reception Hall

Two double glazed windows to side, two double radiators, decorative plasterwork to ceiling, impressive staircase to first floor with storage under and storage cupboard.

## Lounge 14'7" x 18'11"

Double glazed bay window to front, double radiator, feature fireplace, coving and double doors into dining room.

## Dining Room 14'2" x 18'0"

UPVC double glazed French doors to rear, double radiator and coving to ceiling.

## Breakfasting Kitchen 11'10" x 22'6"

Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated double oven with five burner gas hob and extractor, fridge freezer and dishwasher. Breakfast bar, double radiator and door to utility. Double glazed window and UPVC double glazed door to rear courtyard.

## Utility 6'0" x 6'0"

Wall and base units with countertops, washer/dryer, double glazed window to rear and door to shower room.

## Shower Room

Low level WC with concealed cistern and washbasin set into vanity unit, shower cubicle, radiator and single glazed window to rear.

## Half Landing

Doors to bedroom and bathroom and stairs to first floor landing.

## Bedroom 4 11'10" x 14'3"

Two double glazed windows to side, single glazed window rear, double radiator, feature fireplace and built in storage. Access point to loft.

## Bathroom 7'10" x 11'10"

Low level WC and washbasin set into vanity unit, bath and waterfall shower cubicle, two chrome ladder style radiators and two double glazed windows.

## First Floor Landing

Staircase continue to the second floor.

## Bedroom 2 14'4" x 19'0"

Double glazed bay window to front, double radiator and built in wardrobes.

## Bedroom 3 14'4" x 15'3"

Double glazed window to rear, double radiator, feature fireplace and built in wardrobes.

## Bedroom 5 7'2" x 12'3"

Double glazed window to front and radiator.

## Half Landing

Double glazed window.

## Second Floor Landing

Double glazed window to side and door to bedroom.

## Principle Bedroom 10'2" x 16'3"

Double glazed window to front, double radiator, door to walk in wardrobe and opening into en-suite bathroom.

## Walk In Wardrobe

Skylight window.

## En-Suite Bathroom 12'6" x 8'7"

Low level WC, washbasin and freestanding bath, chrome heated towel rail and double glazed window.

## Outside

Externally there is a garden to the front with a lawn and planted borders and to the rear a delightful courtyard with an artificial grassed area, raised planters and double gates providing off street parking.

## Outhouse 13'9" x 4'3"

Access from the rear via garage doors.

## Council Tax Band

The Council Tax Band is Band D.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

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# MAIN ROOMS AND DIMENSIONS

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## Sea Road Viewings

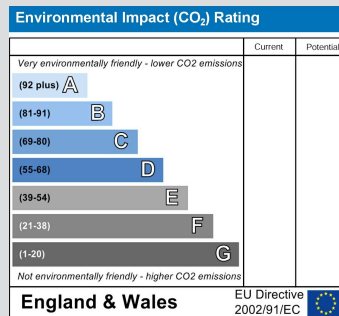
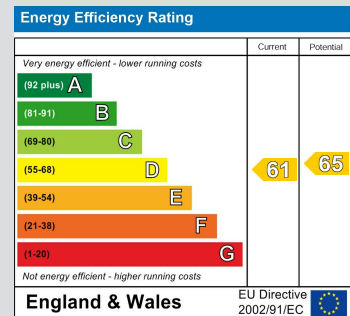
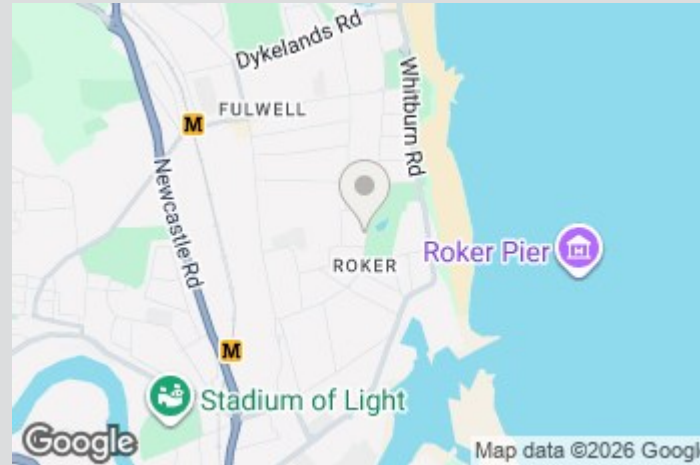
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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Second Floor



Ground Floor

First Floor

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

234.1 m<sup>2</sup>

2519 ft<sup>2</sup>

**Reduced headroom**

4.1 m<sup>2</sup>

44 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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