



Sandringham Road, Roker, SR6

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Sandringham Road, Roker, SR6

Offers In The Region Of £95,500

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN * 2 BEDROOM * FIRST FLOOR FLAT * FREEHOLD * COUNCIL TAX BAND A * EPC RATING D*

Offered for sale is a two-bedroom first floor terraced flat in Sandringham Road, Sunderland. Offered in good condition and well suited to first-time buyers and families.

The property comprises a tastefully decorated reception room featuring a fireplace, providing a comfortable main living space. The modern, efficient kitchen offers practical workspace and storage, supporting everyday cooking and dining needs.

There are two bedrooms. The master bedroom includes built-in wardrobes and large windows that allow for good natural light. The second bedroom is a single room, also benefiting from built-in wardrobes, making effective use of the available space. The spacious bathroom is partially tiled and includes a useful utility space within a cupboard, providing additional storage and laundry options. The property also benefits from a brand new Baxi boiler and comes with a 5 year warranty. Externally, the flat also has a useful rear yard.

There are nearby parks and green spaces offering opportunities for walking and recreation, as well as access to coastal areas within driving distance for further leisure options. Sunderland city centre and surrounding neighbourhoods provide a variety of shops, cafés and everyday services, accessible by public transport or car.

This two-bedroom terraced flat presents a functional layout and a convenient setting for purchasers seeking a home in Sunderland.

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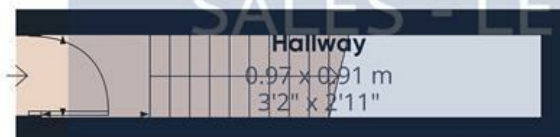
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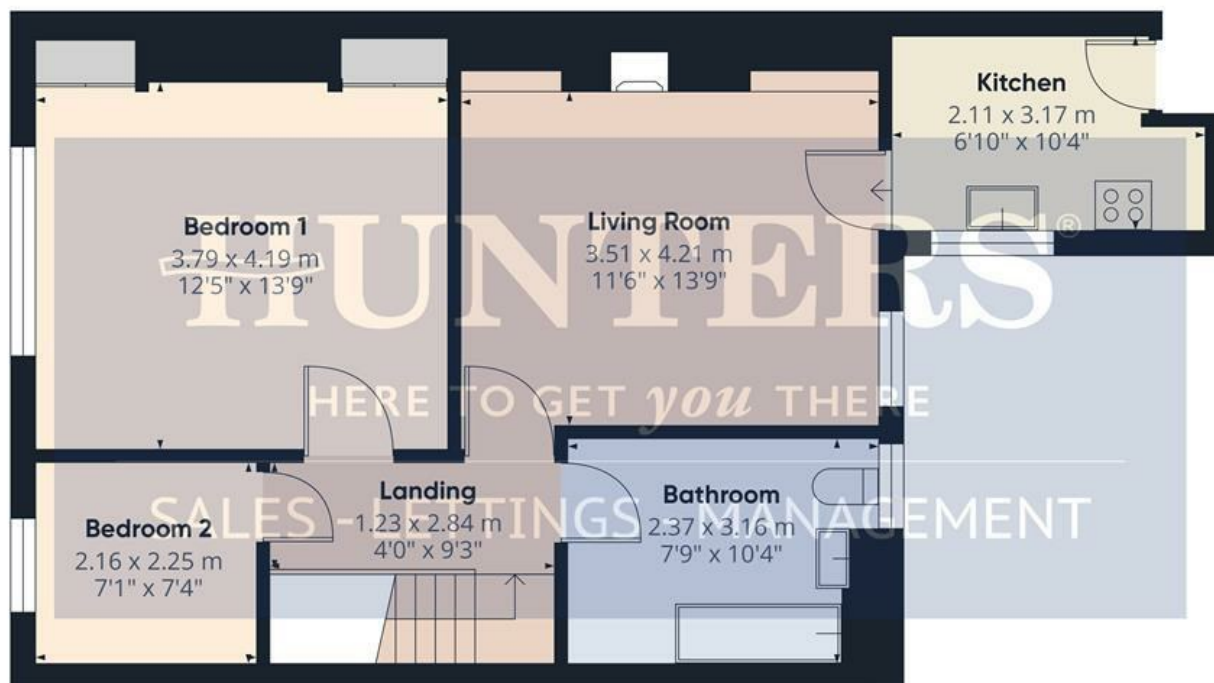


Hallway
0.89 x 1.34 m
2'11" x 4'4"



Hallway
0.97 x 0.91 m
3'2" x 2'11"

Floor 0



Floor 1

Approximate total area⁽¹⁾

63.2 m²

681 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.

GIRAFFE360

Hallway

3'2" x 2'11"

Landing

4'0" x 9'3"

Bedroom 1

12'5" x 13'8"

Bedroom 2

7'1" x 7'4"

Living Room

11'6" x 13'9"

Bathroom

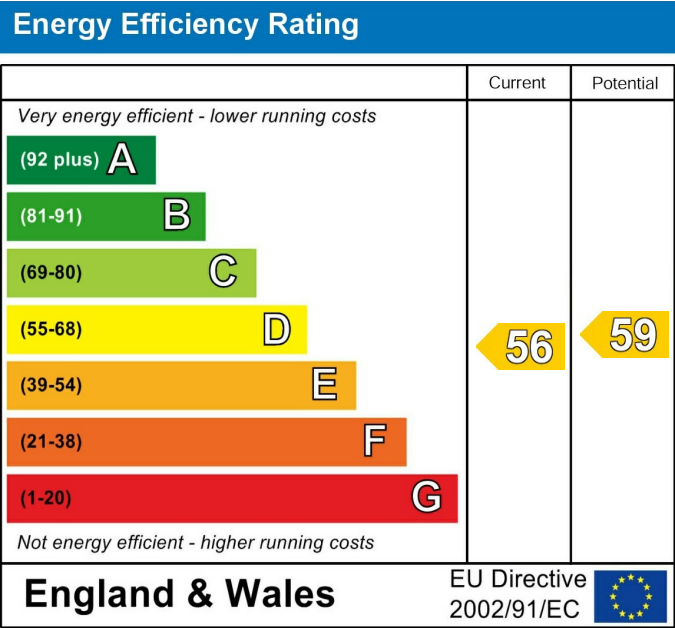
7'9" x 10'4"

Kitchen

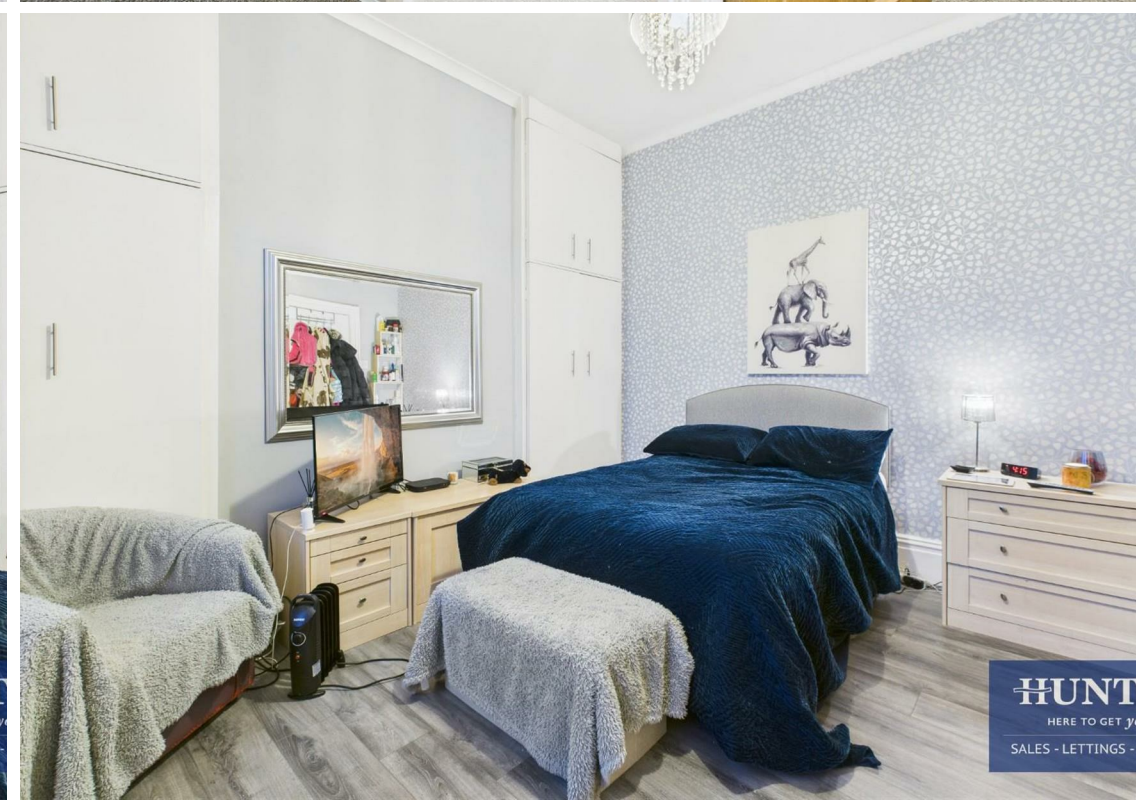
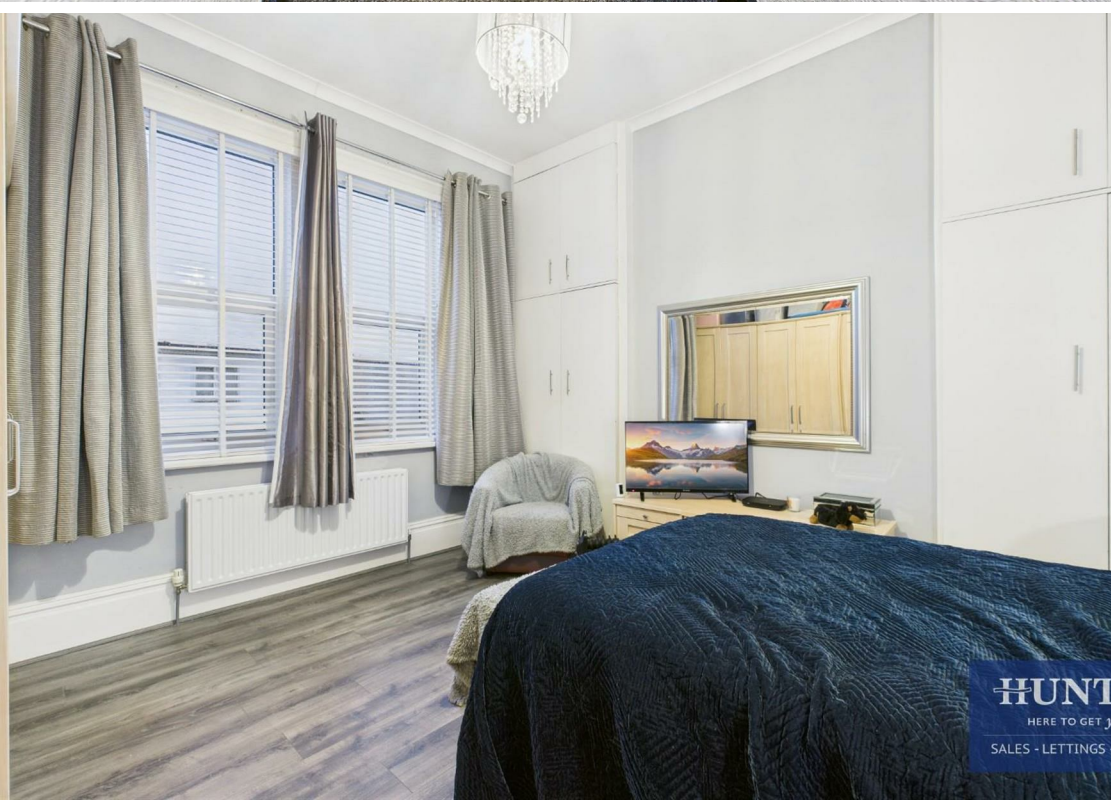
6'11" x 10'4"

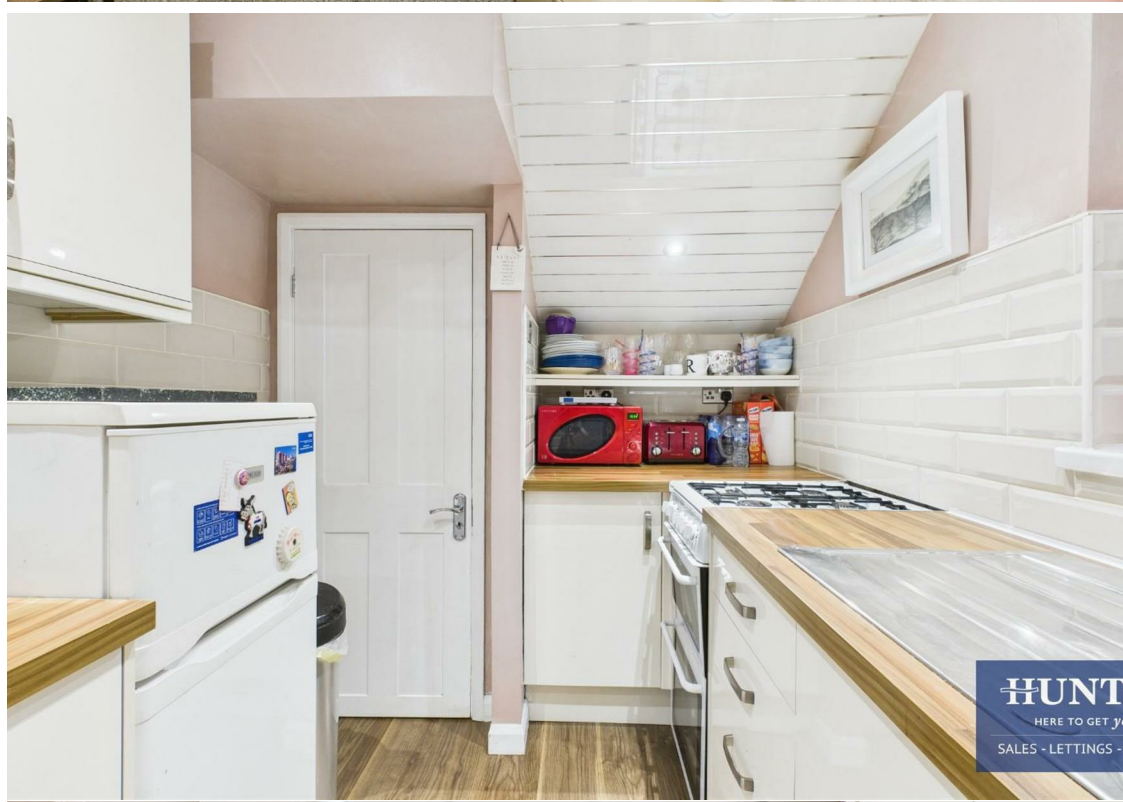
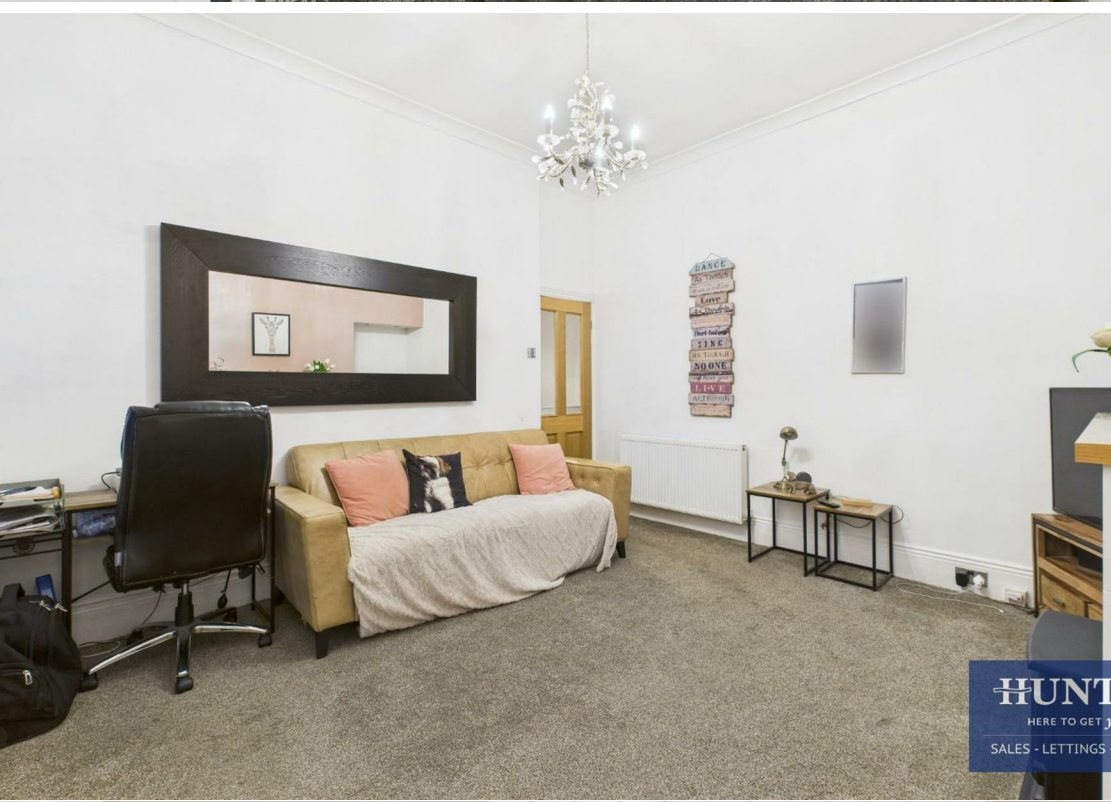
Hallway

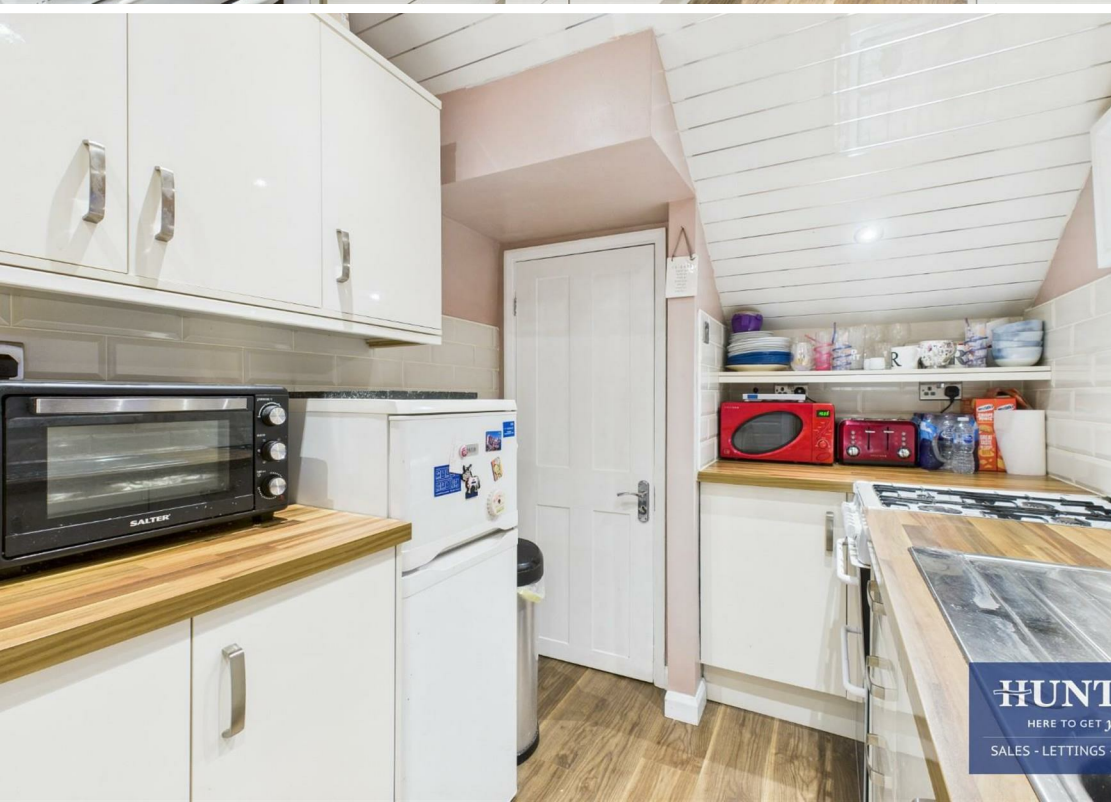
2'11" x 4'4"

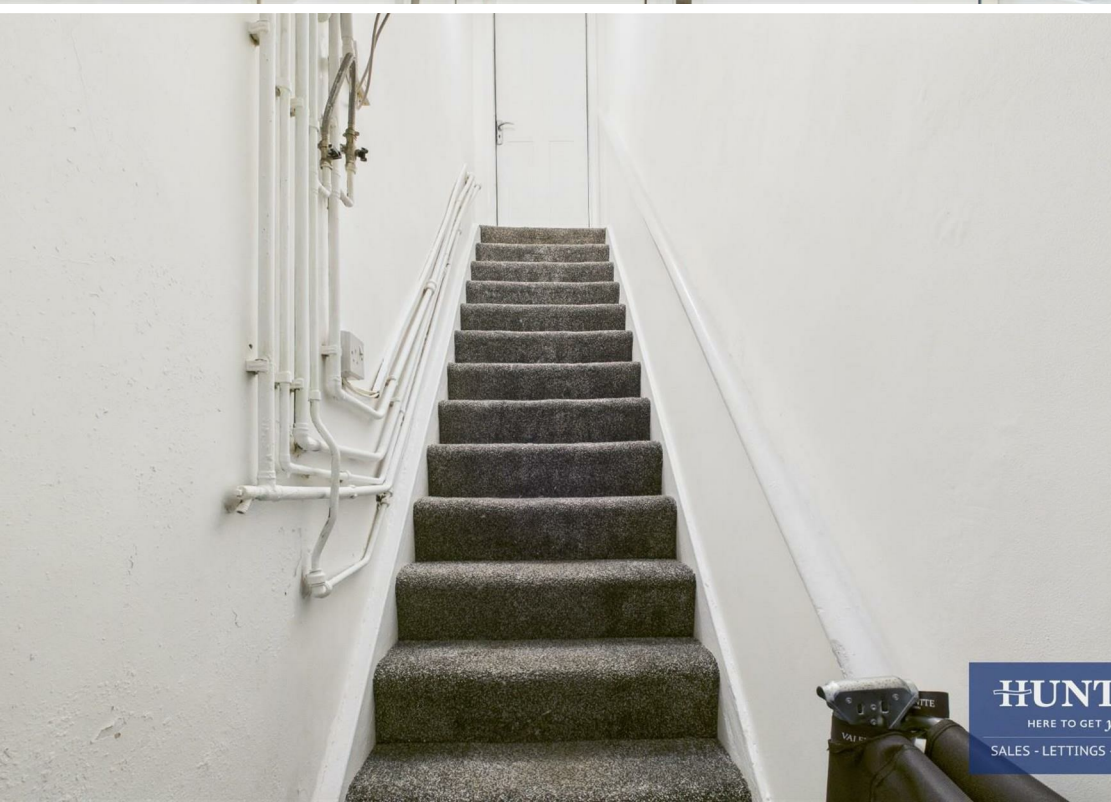


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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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