















Occupying a highly sought after position set just a short stroll from the sea front and Roker Park on a charming street comprising of a mix of striking Pre-War Semi Detached and imposing period Terraced properties, this beautiful extended Semi Detached home with a stunning facade located towards the coastal end of Side Cliff Road in Roker, Sunderland, presents a rare opportunity for those seeking a delightful family retreat. With three well-proportioned bedrooms and a spacious layout, this property is designed for comfortable living. As you enter, you are welcomed by a bright Entrance Hallway that leads to two inviting reception rooms, perfect for both relaxation and entertaining. The ground floor also features a convenient WC and a well-equipped breakfasting kitchen, creating a warm and inviting atmosphere.

The first floor is home to two double bedrooms, each fitted with wardrobes, alongside a third fitted bedroom with feature corner window that can serve as a guest room or a study. The large bathroom completes this level, offering ample space for family needs.

One of the standout features of this property is its prime location, just a stone's throw from the award winning blue flag beaches, shops, restaurants, cafe's and bars. Residents can enjoy leisurely strolls along the beach, taking in the refreshing sea air. Additionally, the property is conveniently situated near local amenities and transport links, making daily errands and commutes effortless.

Parking is a breeze with a driveway and garage, providing space for two vehicles; whilst the spacious mature gardens to the rear are simply perfect for entertaining and Al fresco dining! With its character, ample space, and enviable location, this house is poised to become a cherished home for its new owners. Don't miss the chance to make this wonderful property your own.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed door to entrance porch. Georgian design glazed doors to Reception hall.

## Reception Hall



Single radiator, feature staircase with understairs storage cupboard. UPVC double glazed window to the side elevation.

## Living Room



'Louis style' fireplace with marble insert and hearth, coved cornice to ceiling, double radiator and double glazed UPVC bay window to front elevation.

## Lounge/Dining Room



Extended living room featuring large UPVC double glazed windows to the rear elevation, looking out onto mature gardens to the rear. Cast iron tiled fireplace with timber surround marble hearth. Double radiator, single radiator and coved cornice to ceiling.

## Breakfasting Kitchen



Range of base and eye level units with marble coloured work surfaces over incorporating a single draining 1.5 bowl stainless steel sink unit with pedestal mixer tap. Space for fridge freezer, space and plumbing for automatic washing machine and automatic dishwasher. Cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators. Gas hob built under electric oven and overhead extractor hood. Tiled splashbacks, breakfast bar and laminate flooring. UPVC double glazed windows to side and rear elevations and UPVC double glazed door leading out into rear garden.

## Ground Floor WC

White suite with low level WC and hand wash basin set into vanity unit. UPVC double glazed window to side elevation, single radiator.

## First Floor Landing



PVC double glazed window to side elevation, access hatch to part boarded loft via folding timber ladders.

## Bedroom 1 (front)



UPVC double glazed windows to front elevation, fitted wardrobes and overhead cupboards. Coved cornice to ceiling and double radiator.

## Bedroom 2 (rear)



UPVC double glazed window to rear elevation overlooking garden, Built in wardrobes and shelving. Coved Cornice to ceiling.

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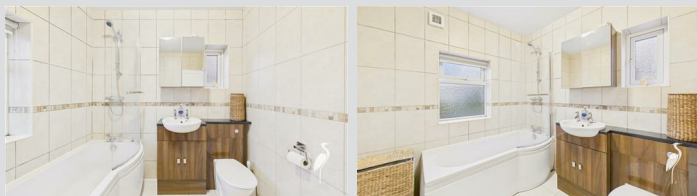
# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 (front)



Feature UPVC double glazed corner window. Laminate flooring, fitted wardrobes and drawers. Double radiator.

## Family Bathroom



Low level wc, hand wash basin set into vanity unit with cupboards under and mirrored medicine cabinet over. Panelled shower bath with overhead shower and glass screen. White suite with wall and floor tiles, ladder design heated towel rail and UPVC double glazed window to rear elevation. Wall mounted extractor fan.

## Outside



Mature gardens to the front, block paved drive to the side leading to detached double length garage. Spacious mature gardens to the rear with attractive lawns, patio seating areas and established boarders.

## Tenure LH

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 25/12/1932 and the Ground Rent is £6.00pa.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

## Council Tax Band

The Council Tax is Band D.

## Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-  
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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

## Viewings Sea Road

To arrange an appointment to view this property contact our Sea Road branch on .

## Opening Times

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


## Ombudsman


Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

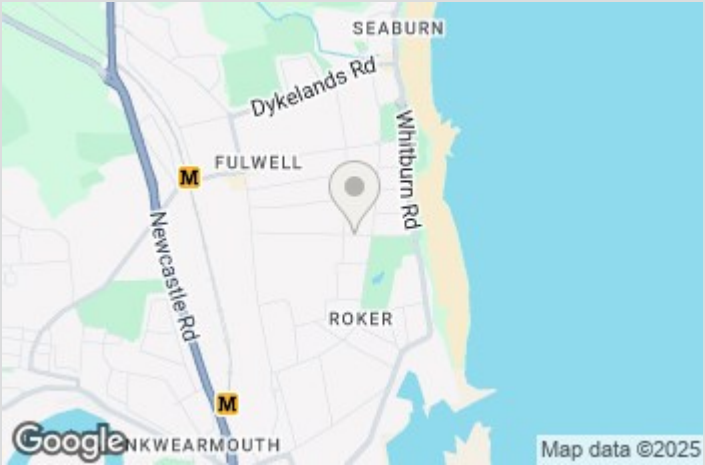
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# MAIN ROOMS AND DIMENSIONS

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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**First Floor**

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

100.6 m<sup>2</sup>

1083 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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