

Roker Avenue, Roker, Sunderland, SR6

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Roker Avenue, Roker, Sunderland, SR6

Offers In The Region Of £205,000

* 3 BEDROOM * TERRACED * FREEHOLD * LOFT ROOMS * DOUBLE GARAGE * WOOD BURNING STOVE *

For sale: a spacious three-bedroom terraced house arranged over three floors in Roker, Sunderland, ideally positioned within easy reach of the seafront and Roker Park. Full of period charm and character, the property retains a wealth of original features throughout.

The ground floor showcases its Victorian character, with high ceilings, original coving and floorboards throughout the two generous reception rooms. The front living room features a bay window and fireplace, while the rear dining room benefits from built-in bookcases, a wood-burning stove and patio doors opening onto a low-maintenance rear yard, ideal for outdoor seating and dining. An attractive hallway with an original staircase and bannisters also provides useful understairs storage.

To the rear, tiled flooring leads past a downstairs WC into a cosy breakfast room, complete with a gas fireplace and ornate black cast-iron surround. This flows through to the kitchen, which is fitted with a range cooker and gas hob.

The first floor offers three bedrooms, including a master bedroom with built-in storage cupboards, a further generous double and a single bedroom. The spacious family bathroom features a sunken bath, separate shower, bidet, dual-aspect windows, period stained glass and a built-in TV. The landing provides additional storage, while three practical loft rooms offer further versatility.

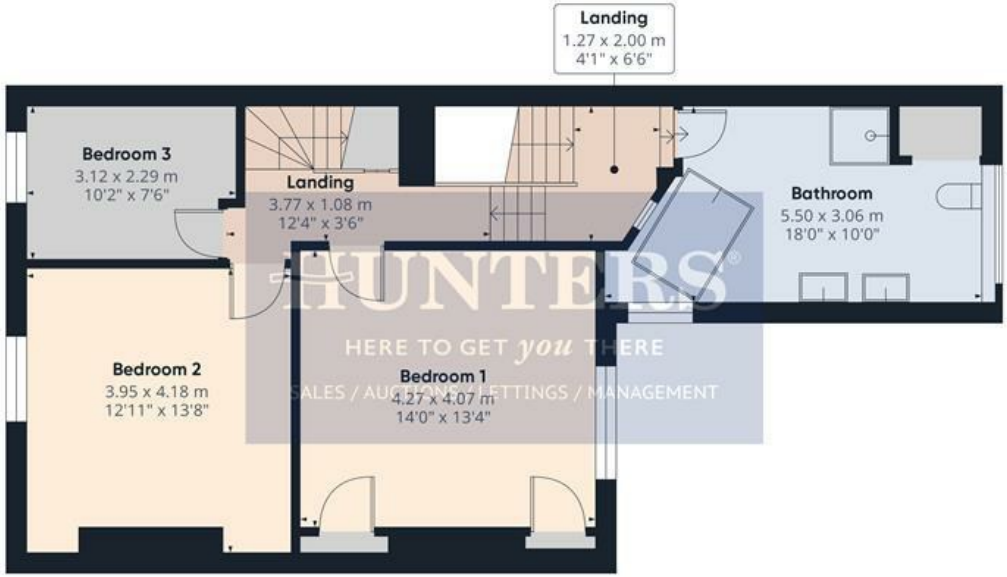
Externally, a large double garage provides parking for two cars.

Situated on Roker Avenue, the property is conveniently placed for local shops, cafés, supermarkets and a range of primary and secondary schools. Roker seafront and promenade are within walking distance, offering coastal walks and leisure facilities. St Peter’s and Sunderland Metro stations are nearby, while Sunderland rail station in the city centre provides further connections towards Newcastle and beyond.

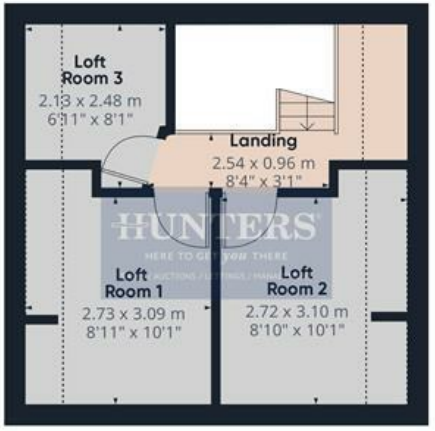
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Floor 0



Floor 1



Floor 2



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Approximate total area(1)

199.6 m²

2148 ft²

Reduced headroom

6.3 m²

68 ft²

(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.

GIRAFFE360

Entry
3'5" x 4'5"

Hallway
22'5" x 6'6"

Living Room
12'10" x 15'11"

Dining Room
13'11" x 14'7"

Hallway
3'9" x 6'8"

WC
3'11" x 2'5"

Breakfast Room
11'6" x 9'9"

Kitchen
6'7" x 9'8"

Landing
4'1" x 6'6"

Landing
12'4" x 3'6"

Bedroom 1
14'0" x 13'4"

Bedroom 2
12'11" x 1371'4"

Bedroom 3
10'2" x 7'6"

Bathroom
18'0" x 10'0"

Landing
8'3" x 3'1"

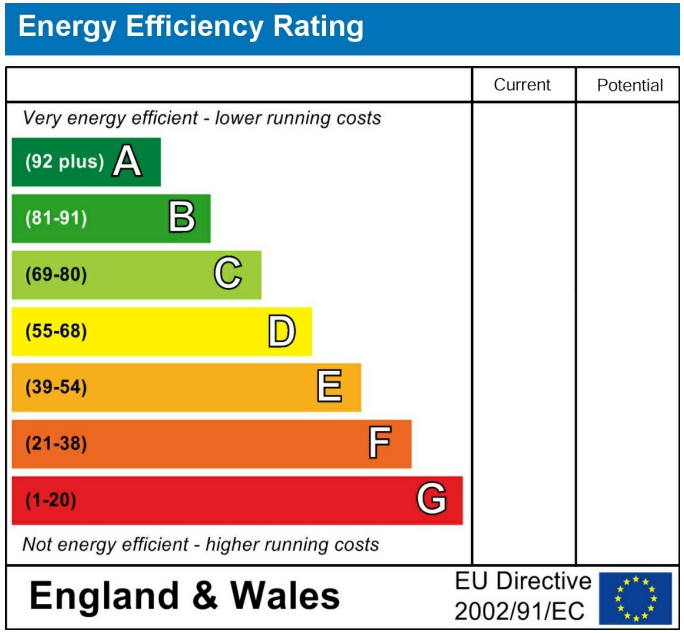
Loft Room 1
8'11" x 10'1"

Loft Room 2
8'11" x 10'2"

Loft Room 3
6'11" x 8'1"

Garage
14'1" x 11'6"

5.01x3.20



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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