



Park Avenue, Roker, Sunderland, SR6

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Offers In The Region Of £385,000

\* 3 BEDROOM \* SEMI DETACHED DUTCH STYLE BUNGALOW \* LEASEHOLD \* FRONT AND REAR GARDENS \* LARGE DRIVEWAY \* GARAGE \*

This three-bedroom semi-detached Dutch-style bungalow in Sunderland is offered for sale and is well presented throughout, providing spacious and versatile accommodation arranged over two floors. The property has a practical layout with generous living spaces.

On the ground floor, a large and impressive hallway with useful under-stairs storage leads through to a spacious kitchen with a dedicated dining area and dual-aspect windows, providing plenty of natural light and access to the rear garden. There is also a sizeable living/dining room featuring a modern, sleek fireplace and herringbone-style laminate flooring, which opens into a sunroom with direct access to the garden.

A generous downstairs bedroom with large windows is complemented by a contemporary shower room. The shower room features modern brushed gold fixtures, a walk-in shower, attractive fully tiled walls and a heated towel rail.

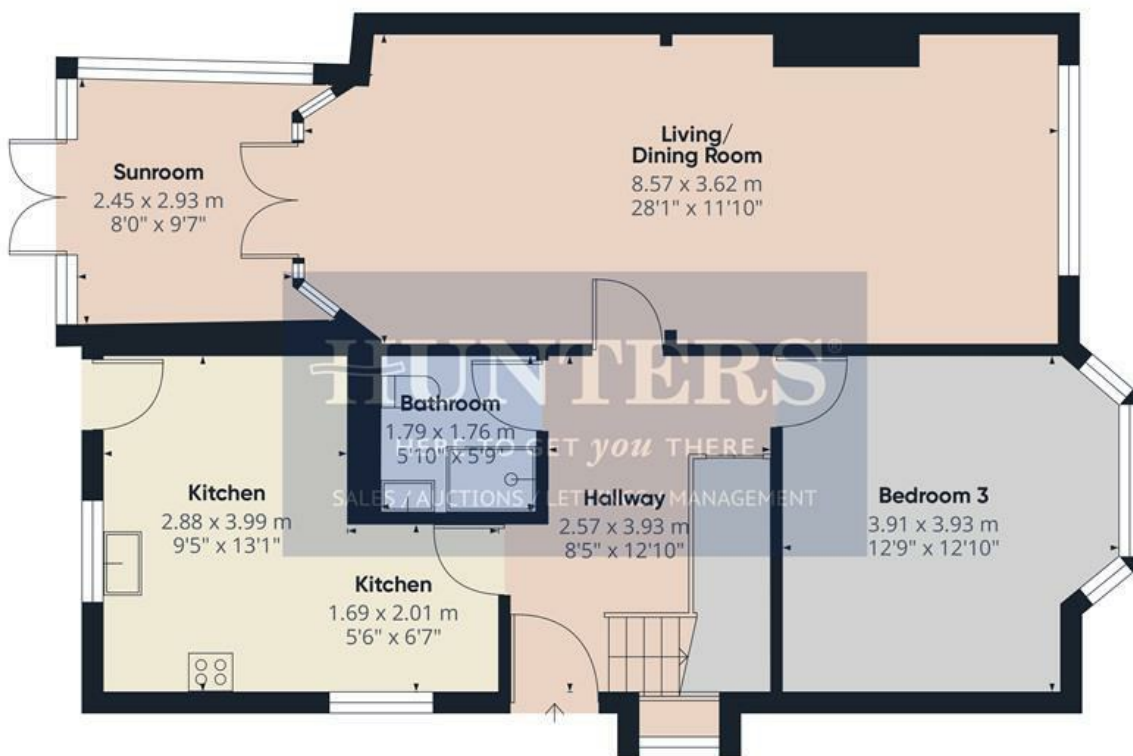
Upstairs, there are two further bedrooms and a bathroom with a bath. The master bedroom is generously sized with dual-aspect windows, while the additional bedroom provides useful further accommodation.

Externally, the property has a large driveway providing parking for multiple cars, a single garage, and attractive front and rear gardens.

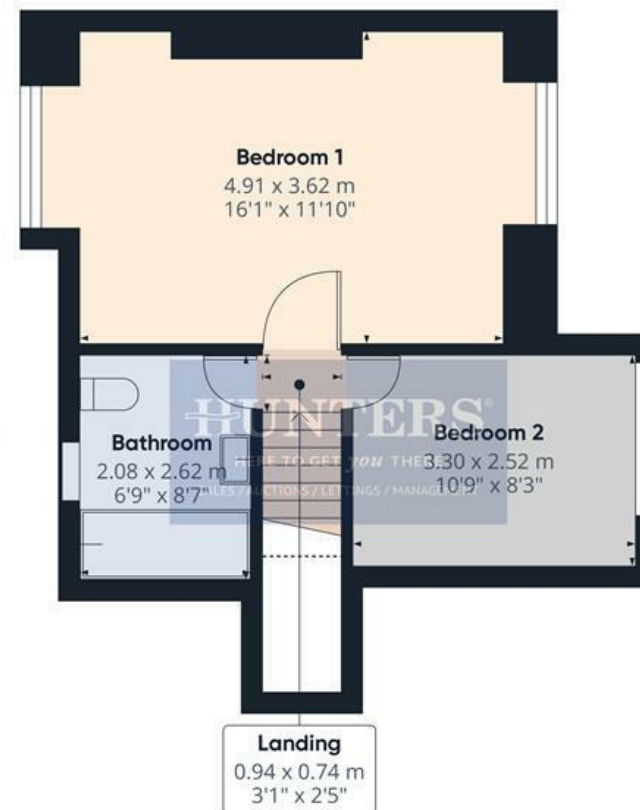
The property is situated close to Roker Park and the coast, with Roker seafront, beach and promenade all within easy reach. The surrounding area also offers a range of local amenities, cafés and recreational facilities, making this a convenient location for those looking to enjoy the coast and nearby green spaces.

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Floor 0



Floor 1

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

115.3 m<sup>2</sup>

1240 ft<sup>2</sup>

Reduced headroom

0.1 m<sup>2</sup>

1 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.

GIRAFFE360



**Hallway**  
8'5" x 12'10"

**Kitchen**  
5'6" x 6'7"

**Kitchen**  
9'5" x 13'1"

**Living/Dining Room**  
28'1" x 11'10"

**Sunroom**  
8'0" x 9'7"

**Bathroom**  
5'10" x 5'9"

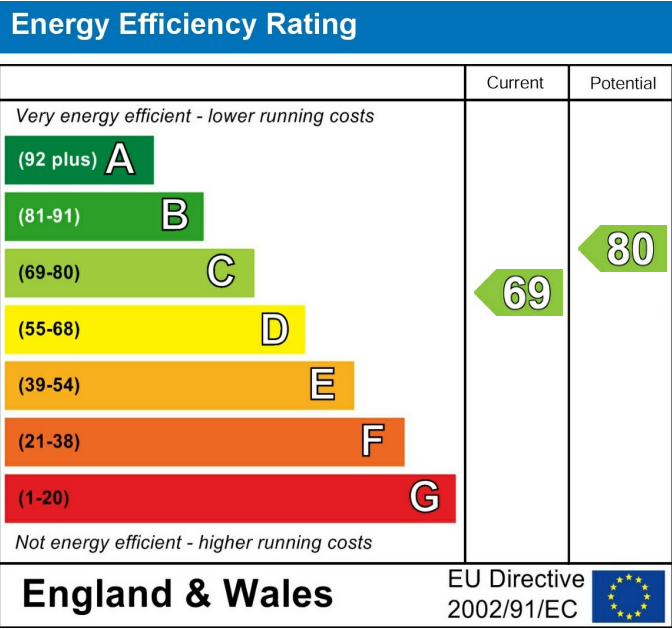
**Bedroom 3**  
12'9" x 12'10"

**Landing**  
3'1" x 2'5"

**Bedroom 1**  
16'1" x 11'10"

**Bedroom 2**  
10'9" x 8'3"

**Bathroom**  
6'9" x 8'7"



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.

