

Roker Baths Road
Roker
Sunderland
SR6 9QF



Roker Baths Road

£125,000

INTRODUCTION

3 BEDROOM FIRST FLOOR FLAT - FULLY RENOVATED THROUGHOUT - 5 MINS WALK TO ROKER PARK - FABULOUS READY TO MOVE INTO HOME - AMPLE ON STREET PARKING TO FRONT - LOVELY KITCHEN & BATHROOM - NEUTRAL DECOR & FLOOR COVERINGS - RECENT COMBI BOILER - LONG LEASEHOLD ...

ENTRANCE VESTIBULE

Entrance via GRP double-glazed door. Carpeted stairs to first floor landing.

FIRST FLOOR LANDING

Recess where the current owner has a small work station. Loft hatch with pull down ladders, 3 doors leading off, 2 to bedrooms and 1 to lounge.

BEDROOM 1

Large double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Nice high ceilings giving the impression of space.

BEDROOM 3

Currently used a dressing room but is large enough to accommodate a double bed, this is a small double or large single bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window.

LOUNGE

Good size lounge.

Carpet flooring, radiator, rear facing aluminium double-glazed window. Door leading off to kitchen and door leading off to bedroom 2, built in cupboard which houses a recently installed combi boiler.

BEDROOM 2

Double bedroom.

Carpet flooring, radiator, rear facing double glazed aluminium Everest window.

KITCHEN

Measurement taken at widest points.

Compact but well organised kitchen with laminate wood-effect flooring, fitted kitchen with a range of wall and floor units in a grey finish with quartz work surfaces, integrated electric oven, 4 ring ceramic hob, stainless steel sink with single bowl, single drainer and Monobloc tap, space and plumbing for a washing machine, space for tall fridge/freezer. Double radiator, 2 white uPVC double-glazed windows, extractor fan. Door to rear staircase which leads down to external door which in turn leads to the rear yard, door leading off to bathroom.

BATHROOM

Beautifully appointed bathroom to the same standard as the modern kitchen.

Laminate flooring, chrome towel heater style radiator, white uPVC double-glazed window with privacy glass. White bathroom suite comprising of, toilet with concealed cistern and push button flush, sink built into vanity unit with chrome tap, bath with panel, glass shower screen over, chrome taps and separate shower fed from the main hot water system comprising fixed overhead shower and separate hand held shower. The walls are finished in a uPVC cladding.

EXTERNALLY

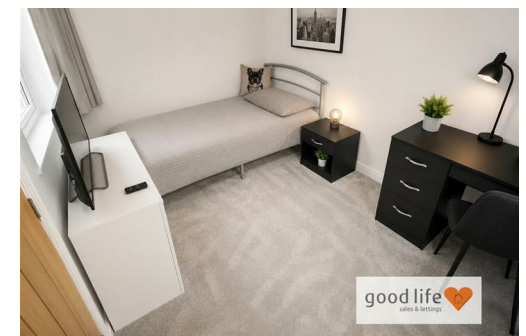
Rear yard with gated access for refuse bins etc, accessed from the rear of the kitchen which leads down to uPVC double-glazed door.



ROKER BATHS ROAD ROKER

- ♥ 3 BED FIRST FLOOR FLAT
- ♥ FULLY RENOVATED
- ♥ 5 MINS WALK TO ROKER PARK

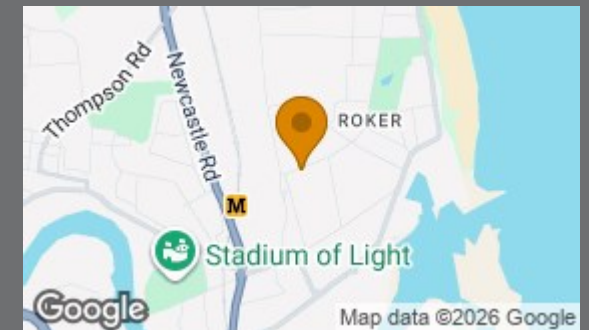
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Local Authority
Sunderland

Council Tax Band
A

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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF



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Contact

0191 565 6655

info@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

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