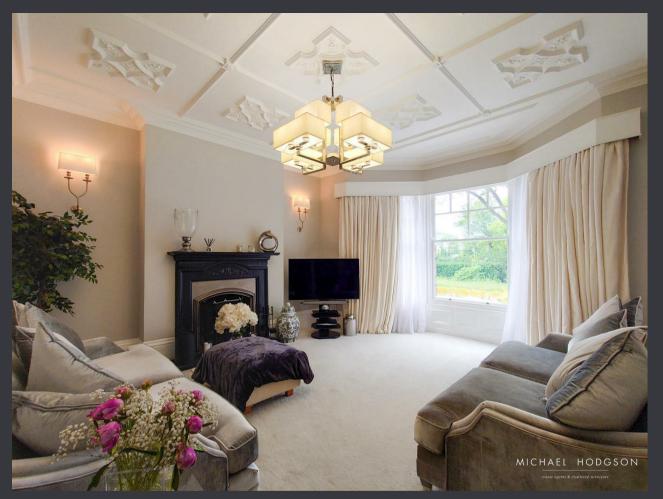


MICHAEL HODGSON

estate agents & chartered surveyors



ROKER PARK TERRACE, SUNDERLAND £625,000

Arguably one of the finest examples of its type this exceptionally well appointed 6 bed end terraced house commands a much sought after and highly regarded position on the private road of Roker Park Terrace boasting convenient access to the sea front and its beautiful beaches, coastline walks in addition to bars, restaurants and cafe as well as being directly overlooking Roker Park. The property has been meticulously improved, extended and modernised by the current owners to a very high standard and will not fail to impress all who view benefitting from a stunning open plan kitchen / dining / family room, an additional side reception / garden room, many period features and charm with a contemporary modern twist plus many extras of note. The generous yet versatile living space is arranged over 3 floors and briefly comprises of: Entrance Porch, Inner Hall, Living Room, Sitting Room, Kitchen / Dining / Family Room, Utility, WC, Reception / Garden Room and to the First Floor, Landing, 4 Bedrooms and a Family Bathroom and to thwart Second Floor, 4 Bedrooms and a Shower Room. Externally there is a front courtyard having a tiled pathway to the house and a lovely side seating area whilst to the rear is a small courtyard. Viewing of this simply stunning home is unreservedly recommended to fully appreciate the home and location on offer.

End Terraced House

Living Room

6 Bedrooms
Sitting Room & Additional

Reception Room

Kitchen / Dining / Family Room

Stunning Property

Over 3 Floors

EPC Rating: TBC









ROKER PARK TERRACE, SUNDERLAND £625.000

Entrance Porch

A lovely entrance porch having a mosaic tiled floor, leading to the inner hall.

Inner Hall

The inner hallway has a cast iron radiator, stairs to the first floor, coving to ceiling, cupboard under the stairs.

Living Room

18'0" to bay x 15'5"

The living room has a bay window to the front elevation, incorporating 3 timber framed double glazed windows, ornate feature fire with open fire, cast iron radiator, ornate ceiling.

Sitting Room

15'9" x 14'6"

A lovely sitting / reception room having a cast iron radiator, ornate feature fire with open fire, ornate ceiling.

Kitchen / Dining / Family Room

23'4" max x 26'3" max

An impressive open plan kitchen / dining / family room with the kitchen having a range of floor and wall units, corrian worktops, inset sink with mixer tap, 2 electric ovens, integrated coffee machine, central breakfast island with induction hob with inset extractor, gas hob, tiled floor, vaulted ceiling in part with 2 velux style windows, integrated dishwasher, opening to a utility area, tiled floor with under floor heating.

Utility

11'10" x 8'2"

Floor and wall units, corrian worktops, stainless steel sink and drainer with mixer tap, plumbed for washer, tiled floor with under floor heating, cupboard with wall mounted gas central heating boiler, large velux style windows

Reception / Garden Room

30'3" max x 16'5" max

Accessed directly from the kitchen / family room this versatile room has bi folding door opening to the front elevation, wood strip floor, lantern light to the ceiling, recessed spot lighting, under floor heating. This room could be used as a home office, garden room, cinema room amongst many other things.

WC

Low level WC, cast iron radiator, wash hand basin with mixer tap.

First Floor

The first floor landing has a timber framed double glazed window to the side elevation, cast iron radiator, loft access.

Bathroom

Suite comprising of a low level WC, roll top bath with claw feet and mixer tap with shower attachment, tiled floor, shower with rainfall style shower head and tiled splashback, pedestal basin, towel radiator, timber framed double glazed window, coving to ceiling, chrome radiator.

Bedroom 1

 $15'7" \times 17'8"$ to bay

Front facing master bedroom overlooking Roker Park having a bay window incorporating 3 timber framed double glazed windows, cast iron radiator.

Bedroom 2

15'7" x 15'1"

Rear facing, 2 timber framed double glazed windows, cast iron radiator.

Bedroom 5

10'11" x 7'0'

Side facing with timber framed double glazed window, cast iron radiator.

Bedroom 6

11'1" x 7'0"

Front facing, timber framed double glazed window, cast iron radiator.

Second Floor

Landing, velux style window.

Shower Room

White suite having a low level WC, wash hand basin with mixer tap sat on a vanity unit, velux style window, tiled walls and floor, chrome towel radiator, shower with rainfall style shower head and an additional shower attachment.

Bedroom 3

14'9" max x 12'7" max

Rear facing, timber framed double glazed window, t fall roof in part, storage under the eaves, cast iron radiator.

Bedroom 4

12'6" max x 15'10" max

Front facing, storage cupboard, t fall roof in part, timber framed double glazed window overlooking the park.

Externally

Externally there is a front courtyard having a tiled pathway to the house and a lovely side seating area whilst to the rear is a small courtyard.

COUNCILTAX

The Council Tax Band is Band E.

TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

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