



Park Parade, Roker, Sunderland, SR6

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Asking Price £465,000

Located on Park Parade in Sunderland, this well-presented mid-terrace house is a genuinely impressive family home that stands out from the crowd. Step through the stained glass inner door and it is immediately clear that this is no ordinary house — the character and quality of the property is evident from the moment you arrive. Four bedrooms and two reception rooms offer plenty of space for families, professionals, or anyone who simply values room to breathe and live comfortably.

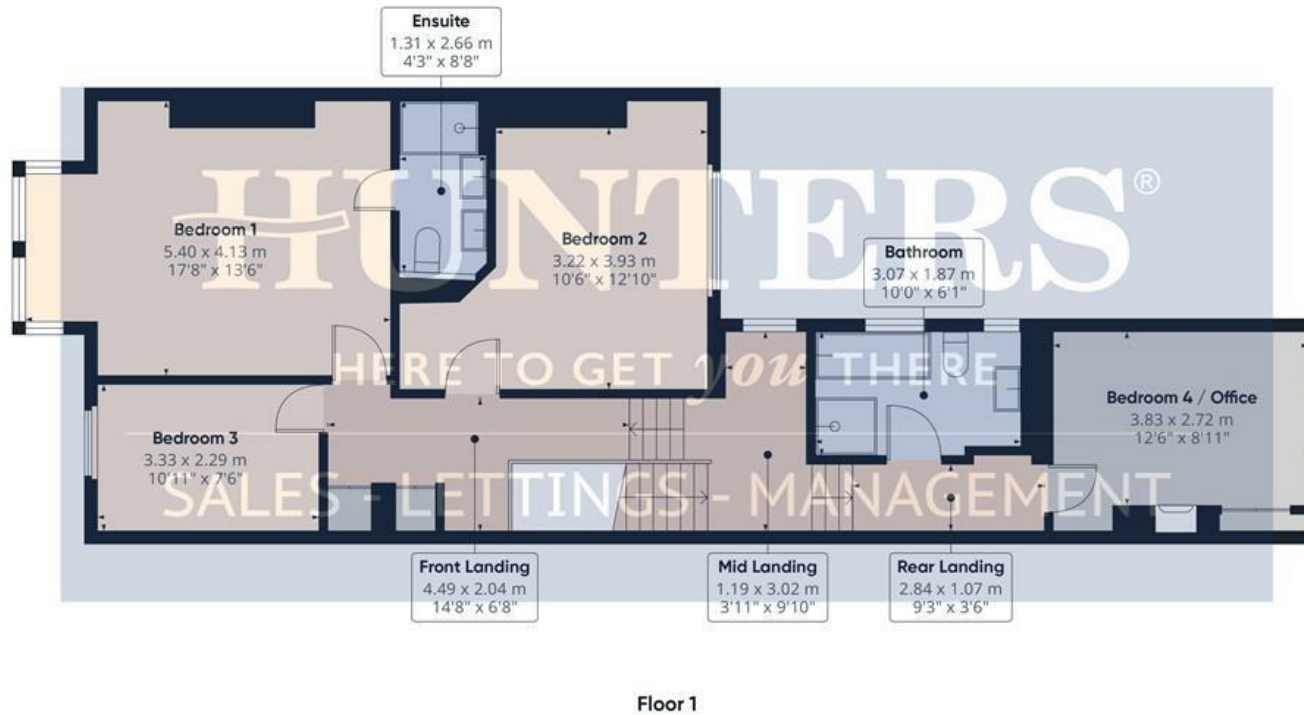
The kitchen is without doubt one of the star attractions of this property. Fitted with solid oak worktops, a traditional Belfast sink, and a range oven, it is a proper working kitchen that any keen cook will immediately appreciate. A wine fridge & integrated dishwasher add a welcome touch of everyday luxury. Solid oak parquet flooring features in the living room, giving the entire space a warm, quality feel that is immediately noticeable when you walk in. Cast iron designer radiators complete the picture, adding character while keeping the home warm through the colder months.

Upstairs, the bathroom continues the high standard set throughout the rest of the property, featuring a marble countertop and statement wash basin that adds a real sense of quality. The fully boarded loft provides useful additional storage and also offers genuine potential for further development, subject to the relevant permissions. The four bedrooms offer plenty of space for relaxing and the master bedroom features an ensuite with shower and his and her sinks.

Outside, the south-facing rear garden is a real bonus, benefitting from solar panels on the roof that help reduce energy bills and support eco-friendly living. Additionally, off-street parking for one vehicle is available.

Park Parade is a well-regarded address in Sunderland, and properties of this specification do not come to market often. If you are looking for a home with genuine character and quality fixtures throughout, this one is well worth a look.

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Approximate total area⁽¹⁾

173.2 m²

1862 ft²

(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.

Hallway

29'0" x 6'7"

A welcoming hallway features varnished wood flooring and traditional wood panel doors, complemented by a decorative archway detail and generous space leading to the staircase. The area benefits from natural light through a period stained glass front door, adding character and charm to the entrance.

Living Room

17'10" x 14'0"

The living room is a spacious, elegant space with high ceilings and bay windows that flood the room with natural light. It features an ornate ceiling rose, intricate cornicing, and a classic fireplace with a wood burner, creating a cosy focal point. The parquet flooring adds warmth and timeless style to this inviting room.

2nd Reception

15'2" x 13'1"

A versatile second reception room boasts light wood flooring and a large window to the rear garden, offering a bright and comfortable space. The room includes a traditional fireplace, and a neutral palette allowing for flexible use as a formal sitting room, playroom or family area.

Kitchen / Diner

24'3" x 9'11"

The kitchen / diner is a bright, contemporary space with a striking combination of navy cabinetry and natural wood worktops. Storage is generous, with a walk-in pantry complete with its own window. Also featured is a large space for a dining table and chairs with seating and integrated wine cooler, a range cooker, and a Belfast sink beneath a window that overlooks the garden. French doors open directly onto the rear courtyard, seamlessly blending indoor and outdoor living.

Pantry

5'11" x 3'3"

Conveniently positioned just off the kitchen, the spacious walk-in pantry boasts wall-mounted shelving and an abundance of storage space.

WC

4'9" x 3'4"

A convenient cloakroom / WC with tiled walls and floor includes a window providing natural light. It features a modern white toilet and complements the ground floor living spaces.

Utility Room

8'6" x 7'5"

The utility room offers practical laundry and storage space with fitted base units and plumbing for appliances. A window overlooks the rear garden, and the room provides access onto the outside courtyard area.

Bedroom 1

17'8" x 13'6"

The master bedroom is a bright and spacious front room with a large bay window that overlooks roker park and floods the space with natural light. It features elegant coving and original wood flooring, plus built-in wardrobes for storage. The ensuite bathroom offers a modern, sleek design with twin basins, a walk-in shower and backlit mirrors.

Ensuite

4'4" x 8'9"

A really striking bathroom featuring a floating wood-effect vanity unit with twin oval vessel sinks, matt black taps, and a white marble worktop. Two round LED backlit mirrors sit above, creating a warm, ambient glow throughout the space. Large format grey stone-effect tiles line the walls, complemented by terrazzo floor tiles and matt black fittings throughout — including the shower enclosure to the left and the toilet with black flush plate add to the convenience.

Bedroom 2

10'6" x 12'10"

Bedroom 2 is a comfortable double room with a window overlooking the rear garden. It offers ample space for furniture and storage, benefiting from neutral walls and carpeting for a calm atmosphere.

Bedroom 3

10'11" x 7'6"

A well-proportioned third bedroom with a window to the front of the property, offering a quiet and cosy space with a neutral carpet and decor.

Bedroom 4 / Office

12'6" x 8'11"

Bedroom 4 / Office is a versatile room with a window overlooking the rear garden. It has painted walls and carpeted flooring, adaptable as a home office or guest room. The room also features built-in wardrobes for storage.

Bathroom


10'0" x 6'1"

The family bathroom is beautifully finished with natural stone-effect wall tiles and a freestanding bathtub alongside a walk-in shower. The room includes a modern white toilet and a vanity unit with a marble countertop and a large mirror, blending contemporary style with practical design.

Rear Garden

The rear garden is a charming courtyard space block paved throughout and enclosed by brick walls, providing privacy. It benefits from mature planting in pots and borders, a built-in bench seating area with a table, and a separate workshop/storage at the rear. Access to the back lane is via an electric roller shutter.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	85
(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	



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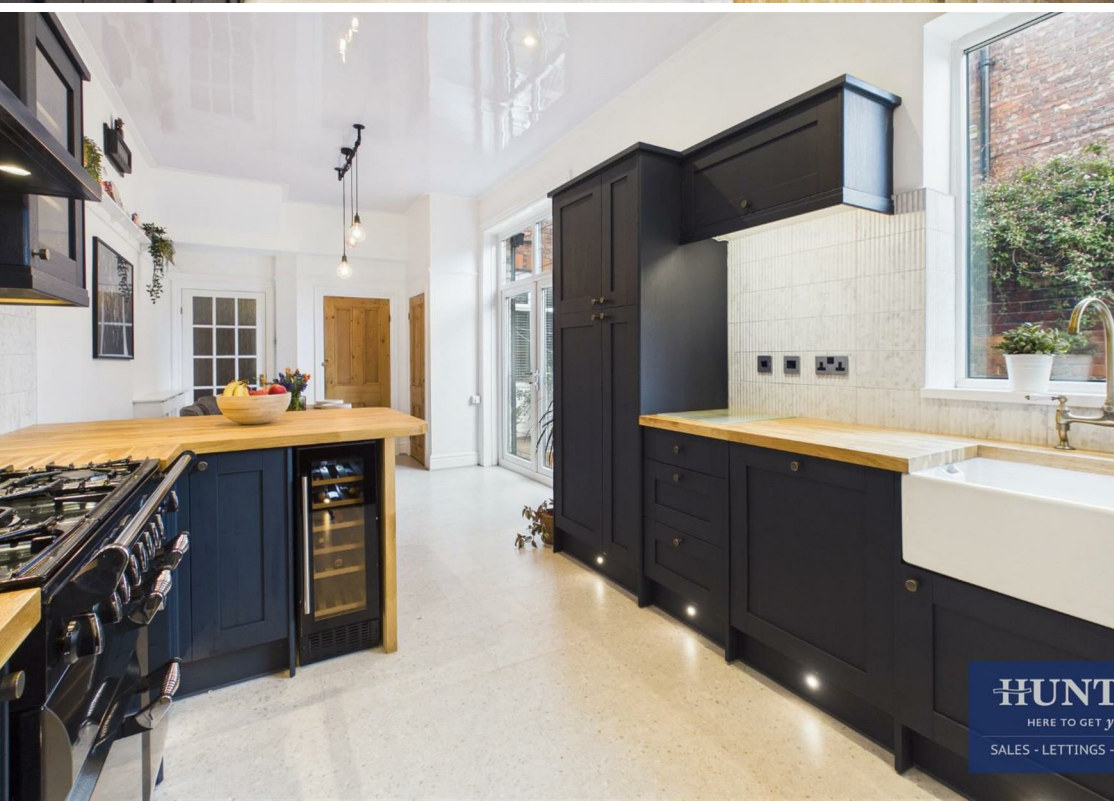


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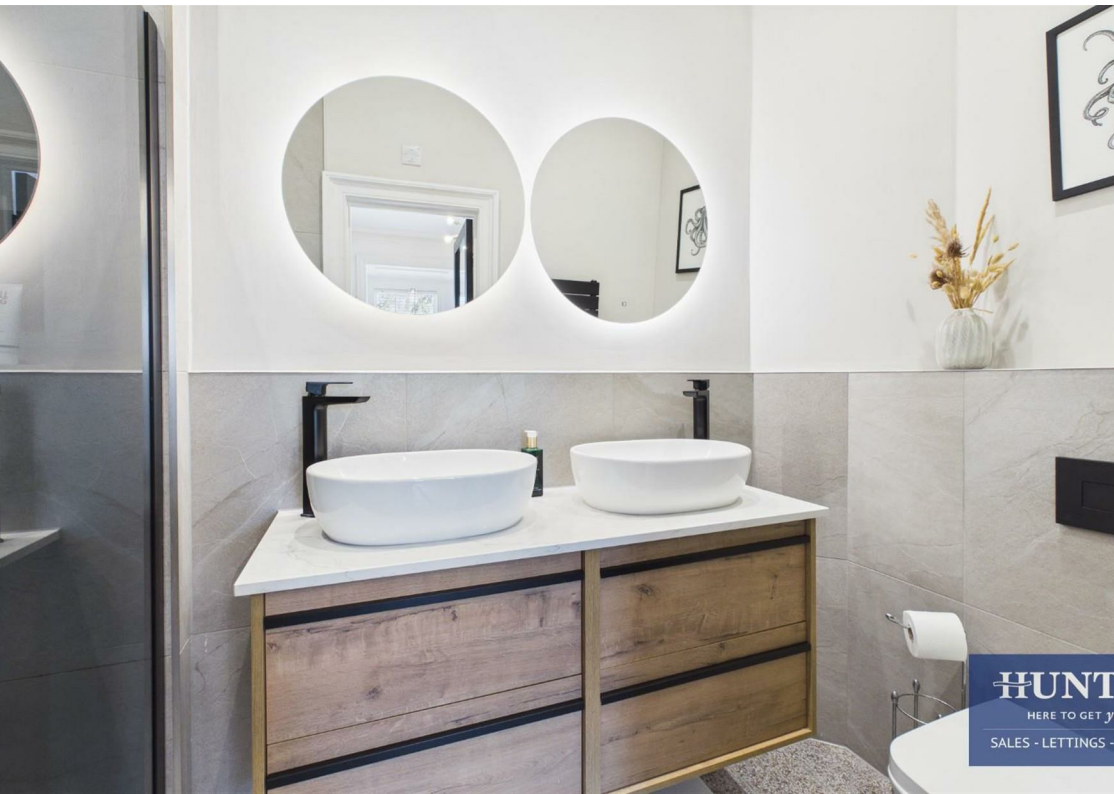
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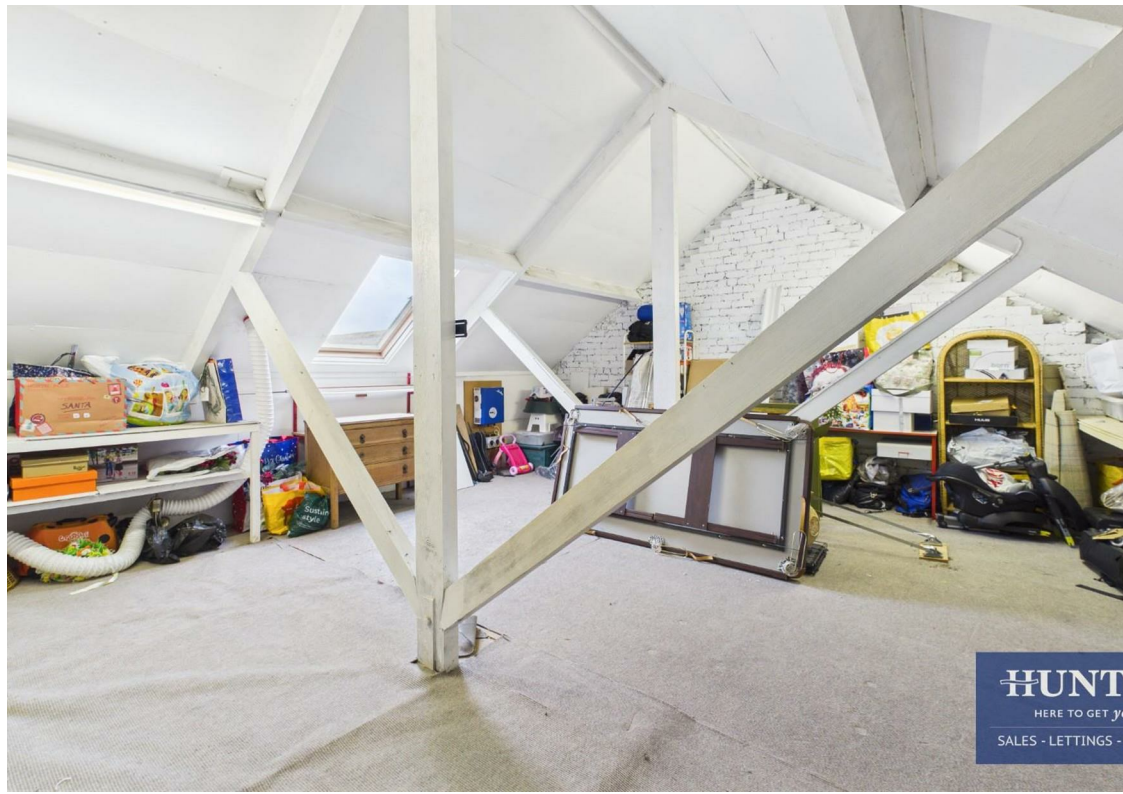


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