



HUNTERS[®]
HERE TO GET *you* THERE

38 Roker Park Road, Roker, Sunderland, Tyne & Wear, SR6
9PL

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SALES - LETTINGS - MANAGEMENT

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Offers In The Region Of £575,000

Nestled on the charming Roker Park Road in Sunderland, this remarkable Victorian terraced house presents a delightful blend of original character and contemporary living. Boasting six spacious bedrooms and three well-appointed bathrooms, this property is perfect for families or those who enjoy entertaining guests.

Upon entering through the grand porch, you are welcomed by a striking entrance hallway that sets a warm and inviting tone. The front living room serves as a delightful reception area, while the rear reception room, currently designed as a bar and games room, features an adjoining sunroom, creating an ideal space for social gatherings. The ground floor also includes a generous kitchen diner, perfect for family meals, alongside a separate utility area that offers potential for conversion to include a convenient WC. A doorway leads to the basement, providing additional storage space.

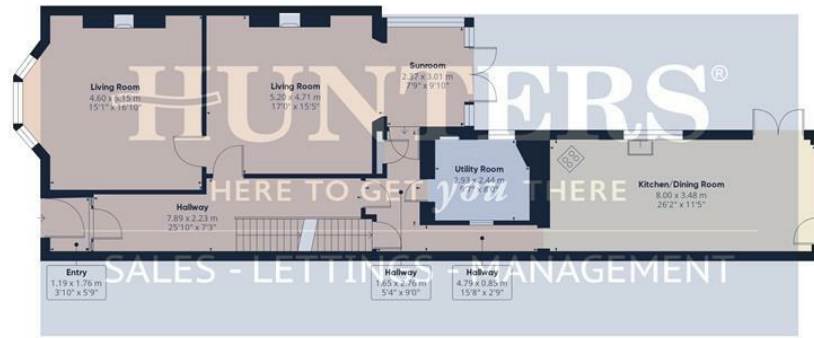
On the first floor, you will discover a spacious front bedroom with stunning views of the park, complemented by a large family bathroom and a smaller room currently used as a dressing area. At the rear, an enclosed area offers versatile space that serves as a bedroom with a partitioned dressing area/additional storage, complete with a staircase leading to an annex room on the second floor. The second floor features three further bedrooms and an additional shower room, ensuring ample accommodation for all.

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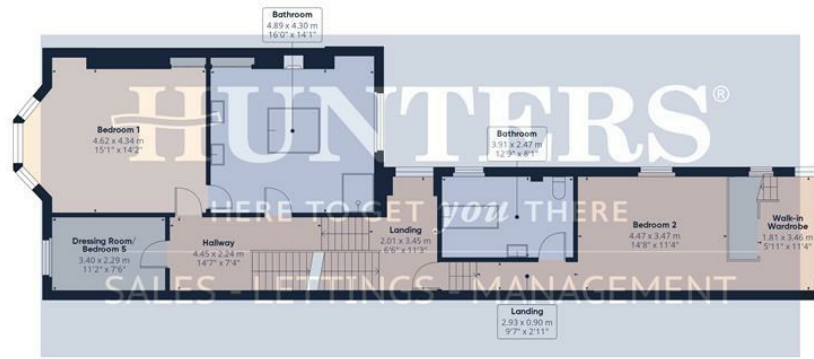
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Viewing

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788
sunderland@hunters.com | www.hunters.com



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

300.1 m²
3230 ft²

Reduced headroom

5 m²
54 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

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Basement

14'11" x 5'8"

Basement

8'7" x 3'2"

Entry

3'10" x 5'9"

Hallway

25'10" x 7'3"

Living Room

15'1" x 16'10"

Living Room

17'0" x 15'5"

Sunroom

7'9" x 9'10"

Hallway

5'4" x 9'0"

Hallway

15'8" x 2'9"

Kitchen/Dining Room

26'2" x 11'5"

Landing

6'7" x 11'3"

Hallway

14'7" x 7'4"

Bedroom 1

15'1" x 14'2"

Dressing Room/Bedroom 5

11'1" x 7'6"

Bathroom

16'0" x 14'1"

Landing

9'7" x 2'11"

Bathroom

12'9" x 8'1"

Bedroom 2

14'7" x 11'4"

Walk-in Wardrobe

5'11" x 11'4"

Annex

8'9" x 9'0"

Landing

3'1" x 7'4"

Bathroom

4'1" x 6'11"

Landing

7'5" x 7'6"

Bedroom 3

15'1" x 14'2"


Bedroom 4

13'0" x 14'2"

Bedroom 6

11'6" x 7'5"

Energy Efficiency Rating

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<i>Very energy efficient - lower running costs</i>		
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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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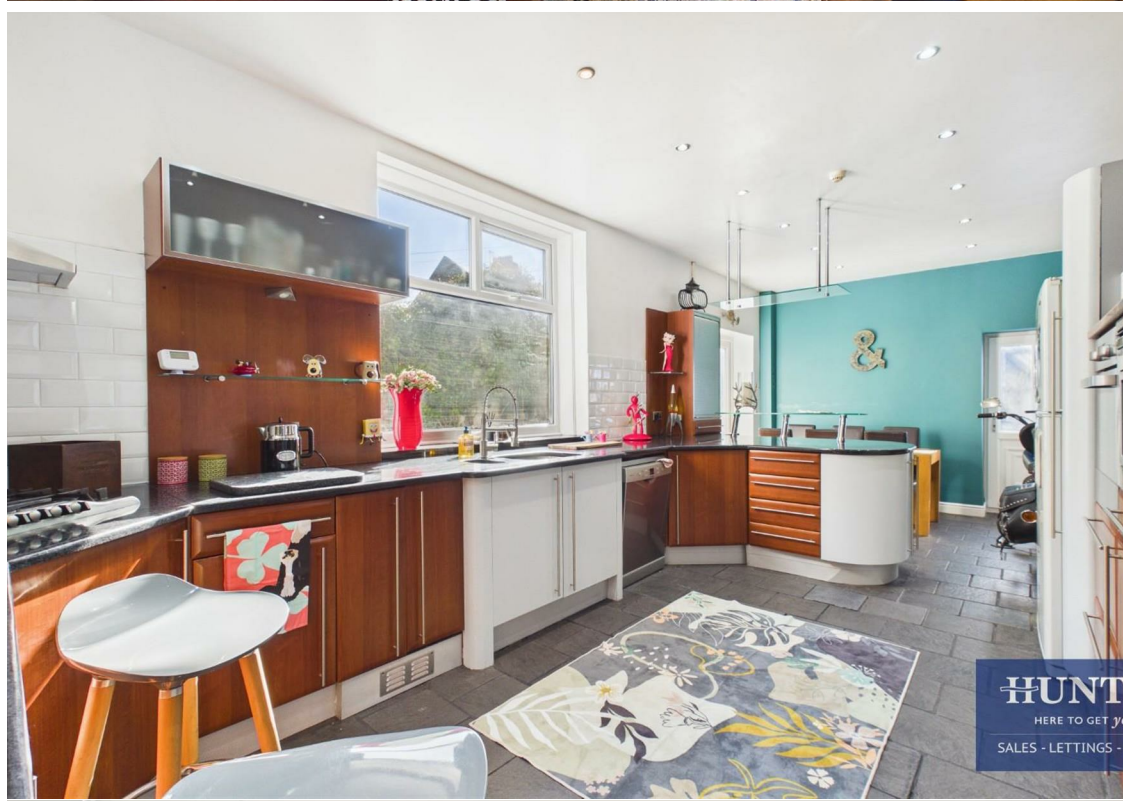
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