



Glenthorne Road, Roker, Sunderland, SR6

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# Glenthorne Road, Roker, Sunderland, SR6

## Offers In The Region Of £220,000

For sale – a beautifully renovated three-bedroom terraced cottage on Glenthorne Road, Roker, Sunderland, offered with no onward chain.

Recently renovated throughout to a high standard, this impressive home combines stylish modern interiors with spacious and versatile accommodation, making it ready to move straight into.

The ground floor is particularly well proportioned, with a generous master bedroom featuring high ceilings and large windows that allow plenty of natural light into the room. The spacious living room provides a welcoming central living space, with double windows, an inset electric fire and useful under-stairs storage.

To the rear, the contemporary fitted kitchen has been finished to a high standard and includes an integrated fridge-freezer, dishwasher and electric hob. The kitchen leads through to a well-appointed ground-floor bathroom, thoughtfully designed with recessed shelving, a large modern corner bath, attractive tiling and a heated towel rail.

Upstairs, there are two further double bedrooms, together with a stylish first-floor bathroom fitted with a shower and heated towel rail. Two large storage cupboards provide excellent additional storage, while solid wood doors throughout add to the quality and character of the property.

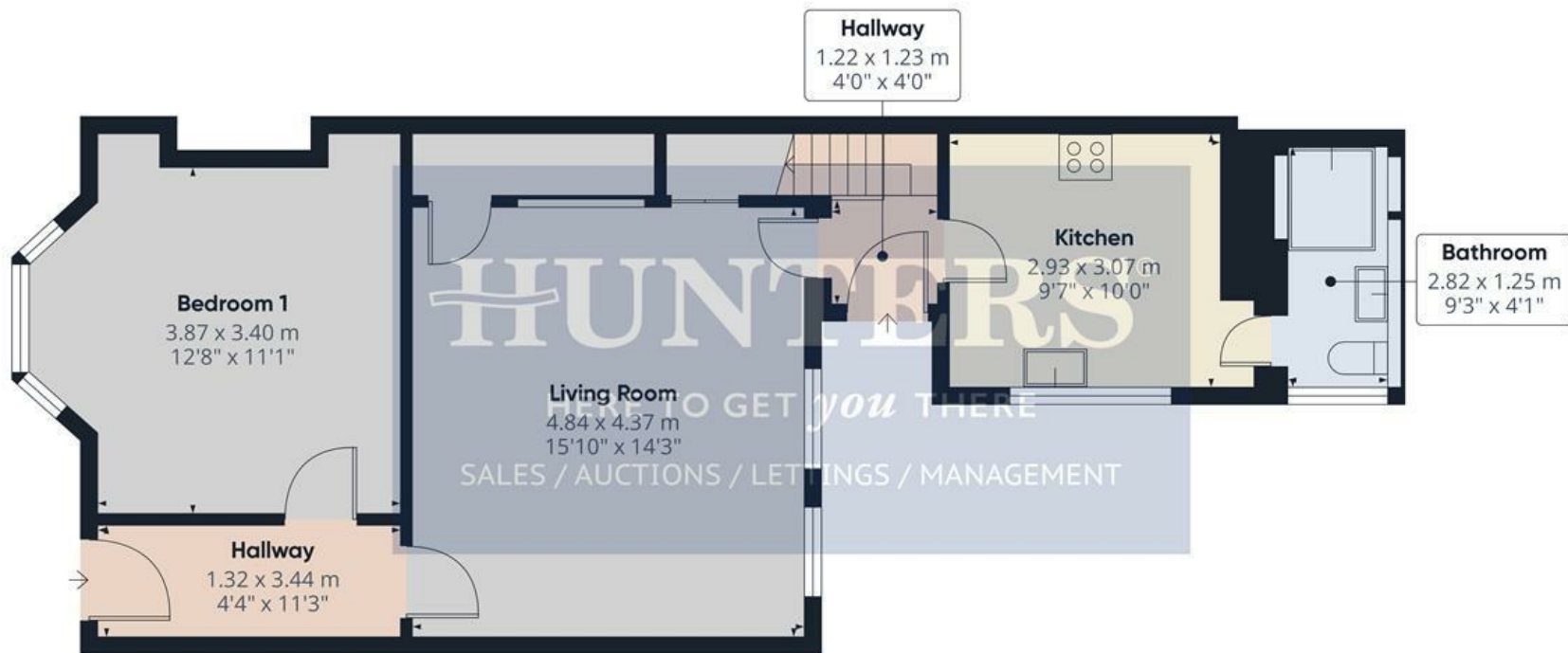
Externally, the rear yard is neatly presented and designed for low maintenance, and includes an outbuilding providing useful additional storage.

The property is ideally positioned in the popular coastal area of Roker, close to Roker Park and within easy reach of the seafront and coastline. The area is well served by a range of local shops, cafés and everyday amenities, while a number of well-regarded schools are also nearby.

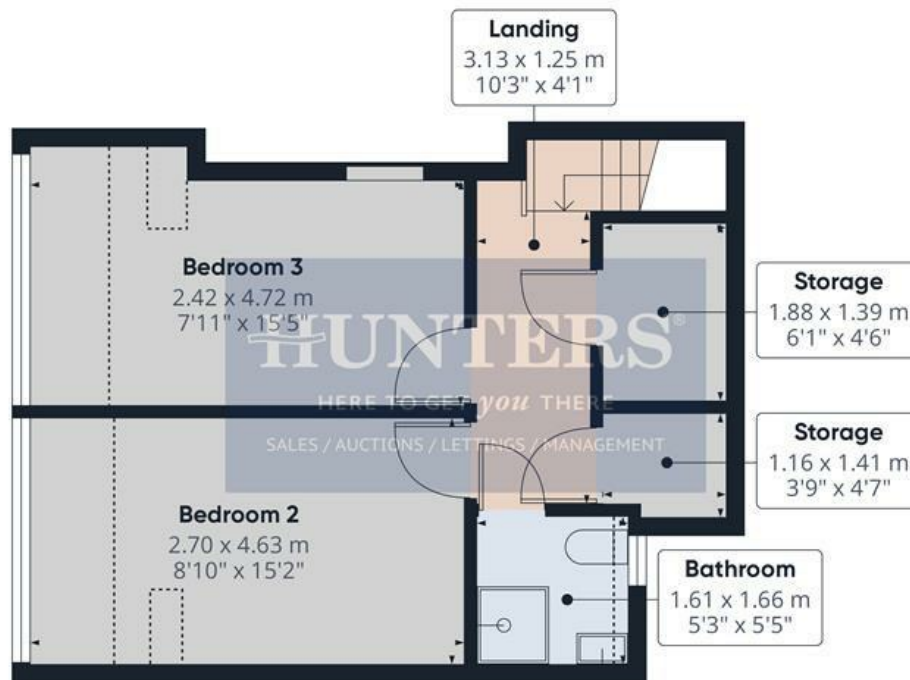
With its high-quality renovation, generous room sizes and attractive coastal location, this is a superb opportunity to purchase a stylish and ready-to-move-into home in a well-regarded part of Roker, with the added benefit of no onward chain.

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Floor 0



Floor 1



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

96.4 m<sup>2</sup>

1038 ft<sup>2</sup>

Reduced headroom

9.5 m<sup>2</sup>

102 ft<sup>2</sup>

(1) Excluding balconies and terraces

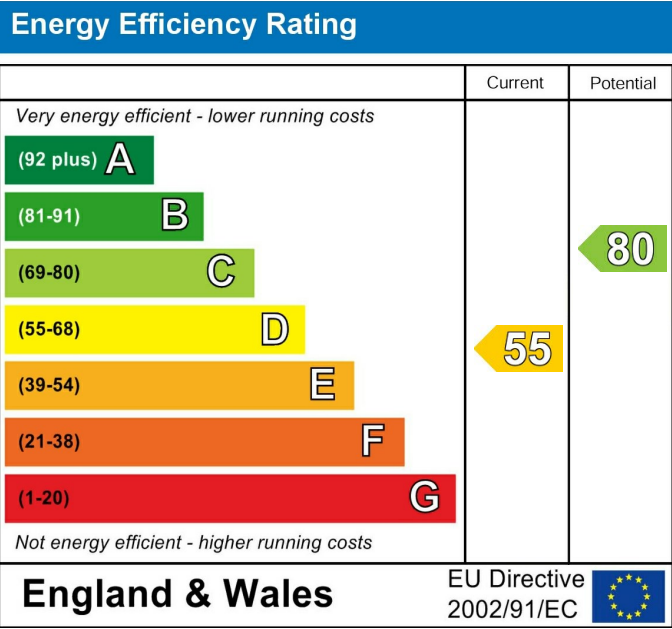
Reduced headroom

..... 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**  
4'3" x 11'3"
- Bedroom 1**  
12'8" x 11'1"
- Living Room**  
15'10" x 14'4"
- Hallway**  
4'0" x 4'0"
- Kitchen**  
9'7" x 10'0"
- Bathroom**  
9'3" x 4'1"
- Landing**  
10'3" x 4'1"
- Bedroom 2**  
8'10" x 15'2"
- Bedroom 3**  
7'11" x 15'5"
- Bathroom**  
5'3" x 5'5"
- Storage**  
6'2" x 4'6"
- Storage**  
3'9" x 4'7"



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.

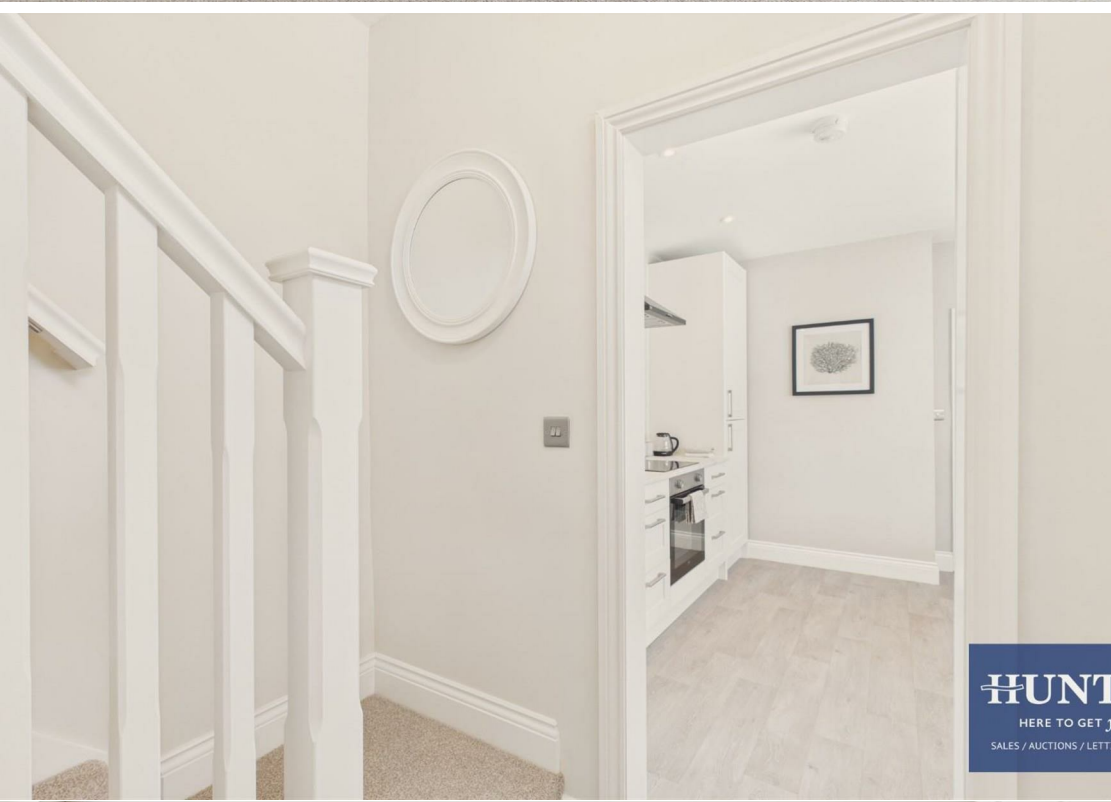




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