



Mansfield Crescent, Roker, SR6

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Mansfield Crescent, Roker, SR6

Offers In The Region Of £335,000

* 4 BEDROOM * SEMI-DETACHED DUTCH BUNGALOW * LEASEHOLD * COUNCIL TAX BAND C * FRONT, REAR AND SIDE GARDENS * DRIVEWAY *

This well-presented four-bedroom semi-detached Dutch bungalow is situated in a sought-after residential area of Sunderland, offering spacious and flexible accommodation ideal for families and a wide range of buyers.

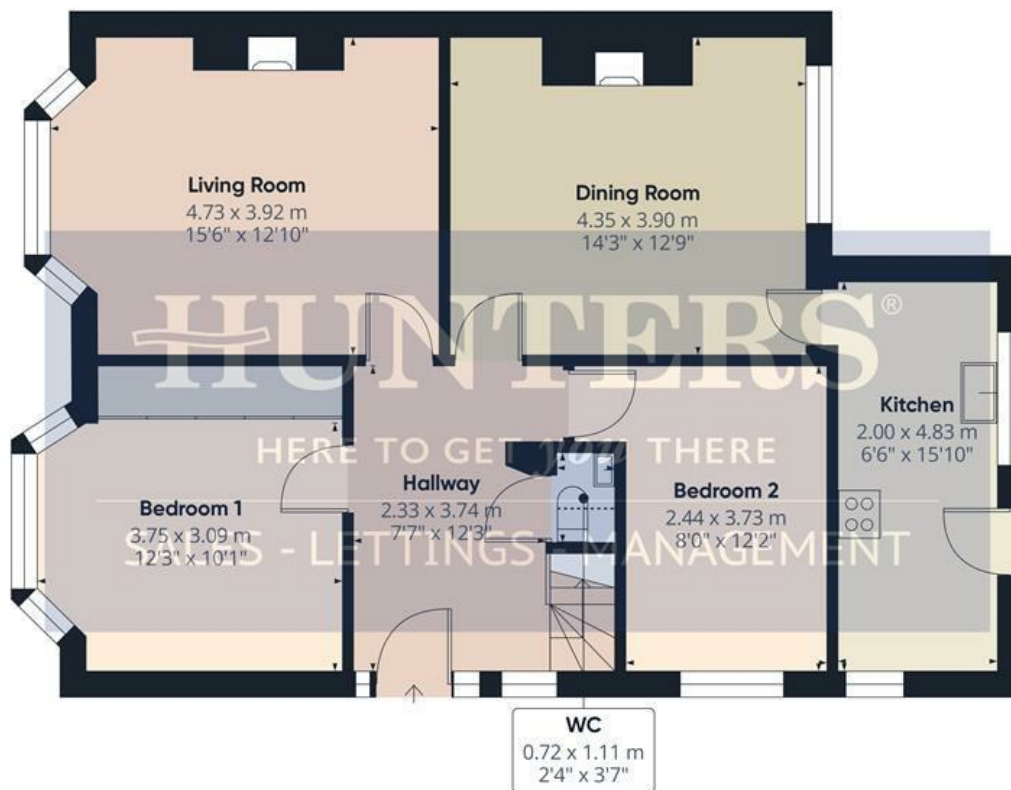
Occupying a generous corner plot, the property has a large front garden with a gravel driveway providing off-street parking for two cars, together with an enclosed rear garden featuring a decking area, creating excellent outdoor space for relaxing and entertaining. In addition, there is an attractive side garden, adding to the overall sense of space around the home.

Internally, the property features two versatile reception rooms. The bright and welcoming living room has large windows allowing plenty of natural light, along with an attractive feature fireplace creating a cosy focal point. A separate dining room offers a stylish entertaining space, complete with a modern media wall and decorative wood-panelled walls, leading through to the kitchen.

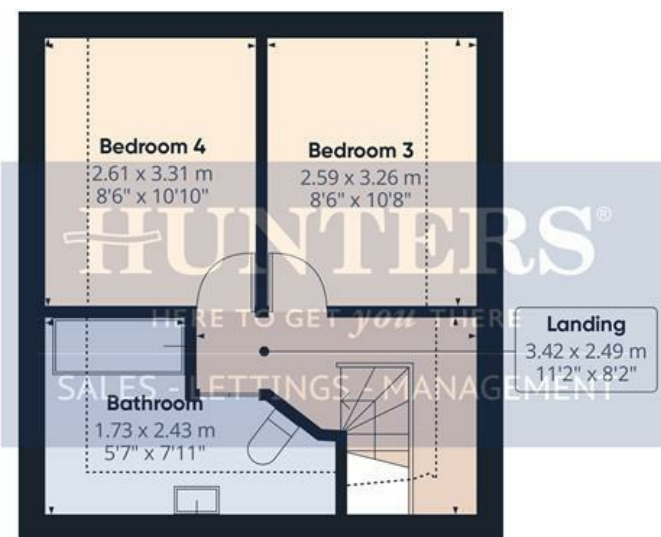
The contemporary kitchen is both practical and well-equipped, featuring an integrated fridge freezer, electric oven, built-in microwave and dishwasher, while also enjoying pleasant garden views and direct access to the rear garden. The ground floor also includes a convenient downstairs WC.

The flexible layout includes two ground-floor bedrooms, one of which serves as a spacious master bedroom with built-in wardrobes, large windows and attractive wood-panelled detailing. All bedrooms can accommodate double beds. To the first floor are two further double bedrooms, both with Velux windows allowing plenty of natural light. The bathroom is also positioned upstairs and includes Velux windows together with a heated towel rail.

Well presented throughout, this Dutch bungalow offers flexible living space, ideal for those seeking ground-floor bedrooms with further accommodation upstairs.



Floor 0



Floor 1



Approximate total area⁽¹⁾

105.4 m²
1134 ft²

Reduced headroom

8.4 m²
91 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.

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Hallway

7'7" x 12'3"

Bedroom 1

12'3" x 10'1"

Bedroom 2

8'0" x 12'2"

Living Room

15'6" x 12'10"

Dining Room

14'3" x 12'9"

Kitchen

6'6" x 15'10"

WC

2'4" x 3'7"

Landing

11'2" x 8'2"

Bedroom 3

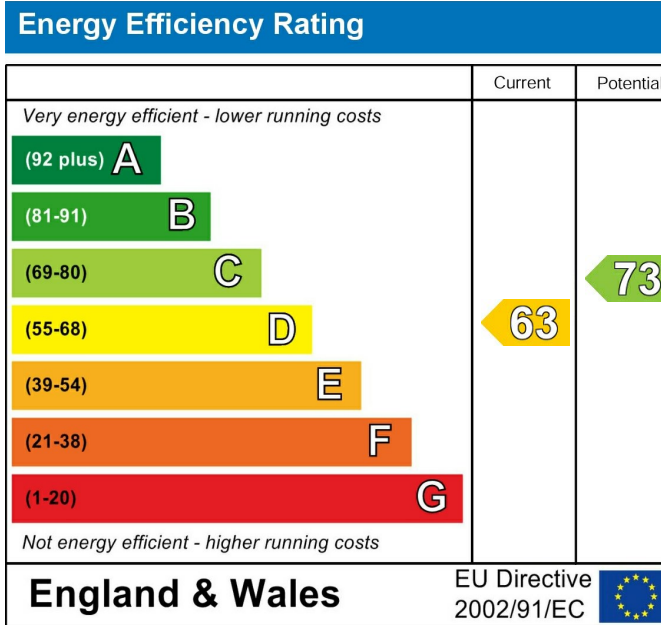
8'5" x 10'8"

Bedroom 4

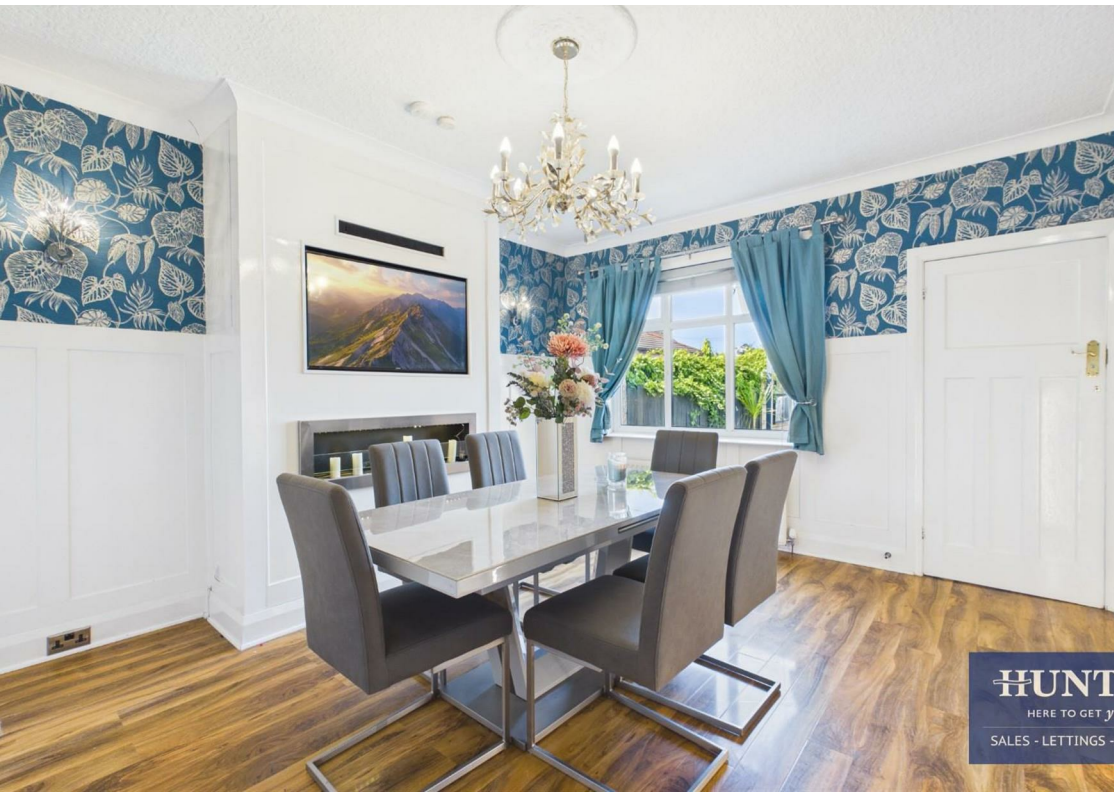
8'6" x 10'10"

Bathroom

5'8" x 7'11"



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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