



Selina Place, Roker, SR6

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Selina Place, Roker, SR6

Offers In The Region Of £170,000

* 3 BEDROOM * 2 BATHROOM * FREEHOLD * FRONT AND REAR GARDENS * COUNCIL TAX BAND B * EPC RATING D *

This well-presented three-bedroom semi-detached home is for sale in a convenient location in Sunderland, just a short distance from the seafront, local amenities, and well-regarded schools—making it an excellent option for families, first-time buyers, or investors.

Inside, the property features a welcoming living room with a focal fireplace and handy under-stairs storage. To the rear, a modern and spacious kitchen overlooks the garden and provides direct outdoor access, offering a practical layout ideal for everyday cooking and family life.

Upstairs, the master bedroom benefits from a fully tiled en-suite shower room complete with a heated towel rail. The second bedroom is a comfortable double, while the third bedroom works well as a single room, nursery, or home office. A contemporary family bathroom, featuring a bath and partially tiled walls, serves the remaining bedrooms.

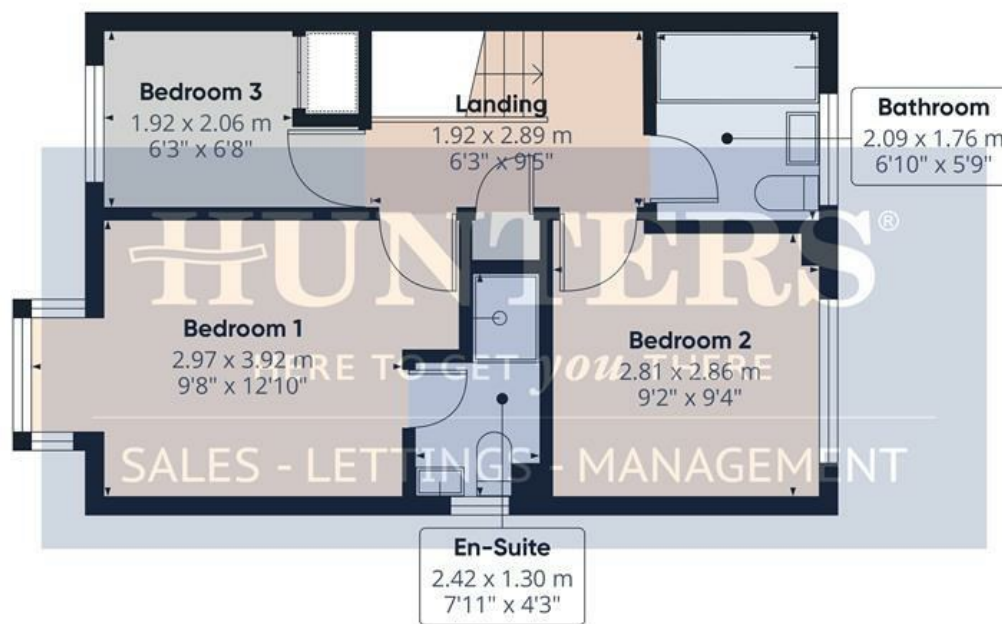
Externally, the home enjoys both front and rear gardens, with a combination of paving and lawn—perfect for outdoor seating, children's play, or low-maintenance gardening.

The location is particularly appealing, with the coastline and beaches of Sunderland Seafront within easy reach, ideal for walking, cycling, and leisure. A range of local shops, cafés, and everyday conveniences are nearby, along with a selection of schools.

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Floor 0



Floor 1

Approximate total area⁽¹⁾73.1 m²786 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.

GIRAFFE360



Entry
6'9" x 6'2"

Hallway
6'9" x 6'2"

WC
2'8" x 5'7"

Living Room
13'2" x 14'0"

Kitchen/Dining Room
16'6" x 10'5"

Landing
6'3" x 9'5"

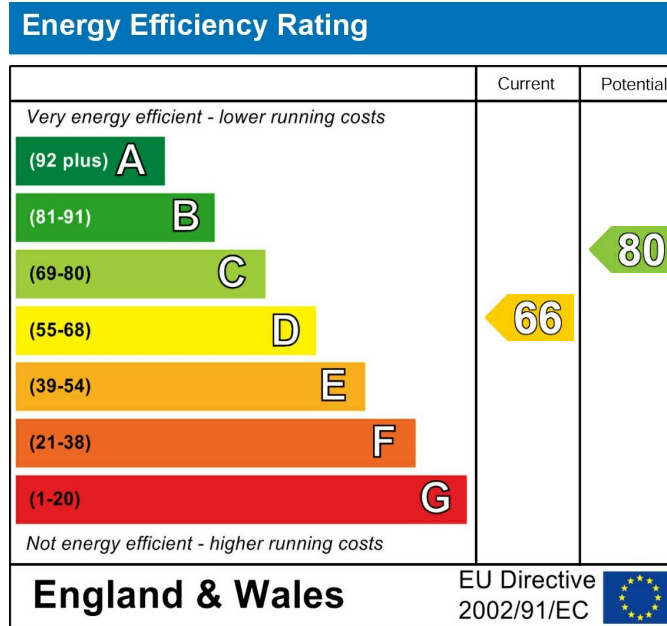
Bedroom 1
9'8" x 12'10"

En-Suite
7'11" x 4'3"

Bedroom 2
9'2" x 9'4"

Bedroom 3
6'3" x 6'9"

Bathroom
6'10" x 5'9"



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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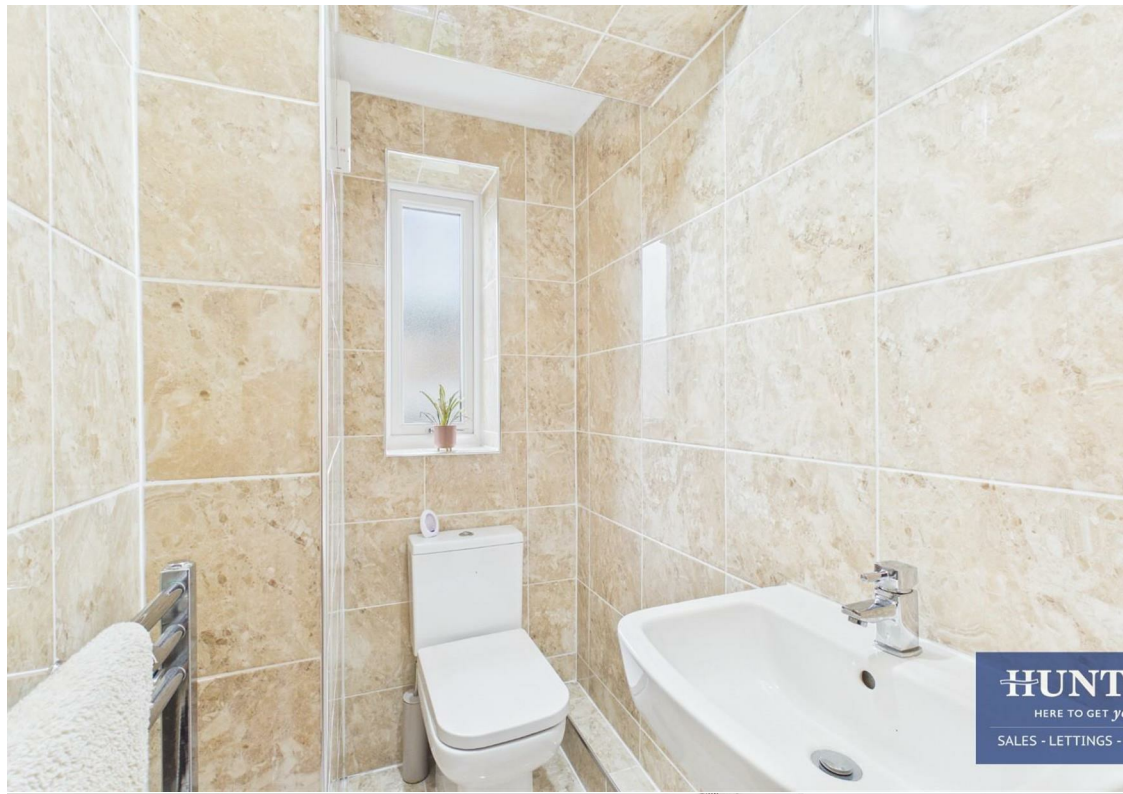
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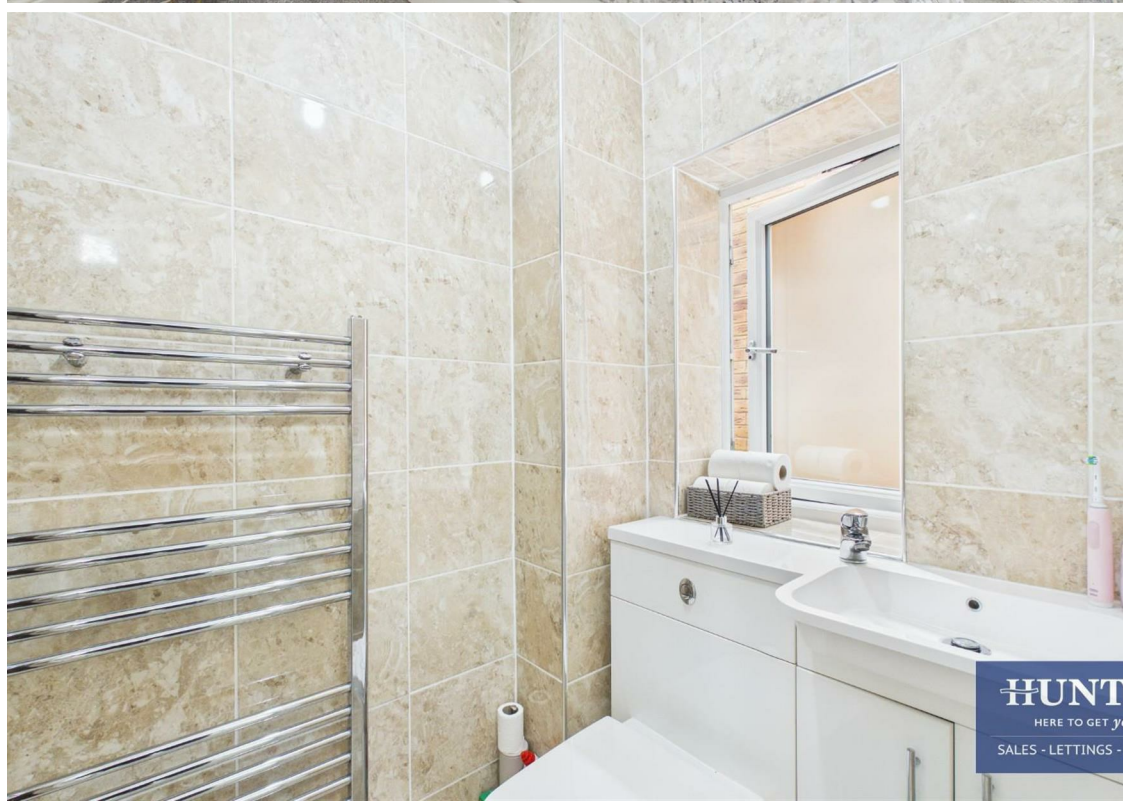
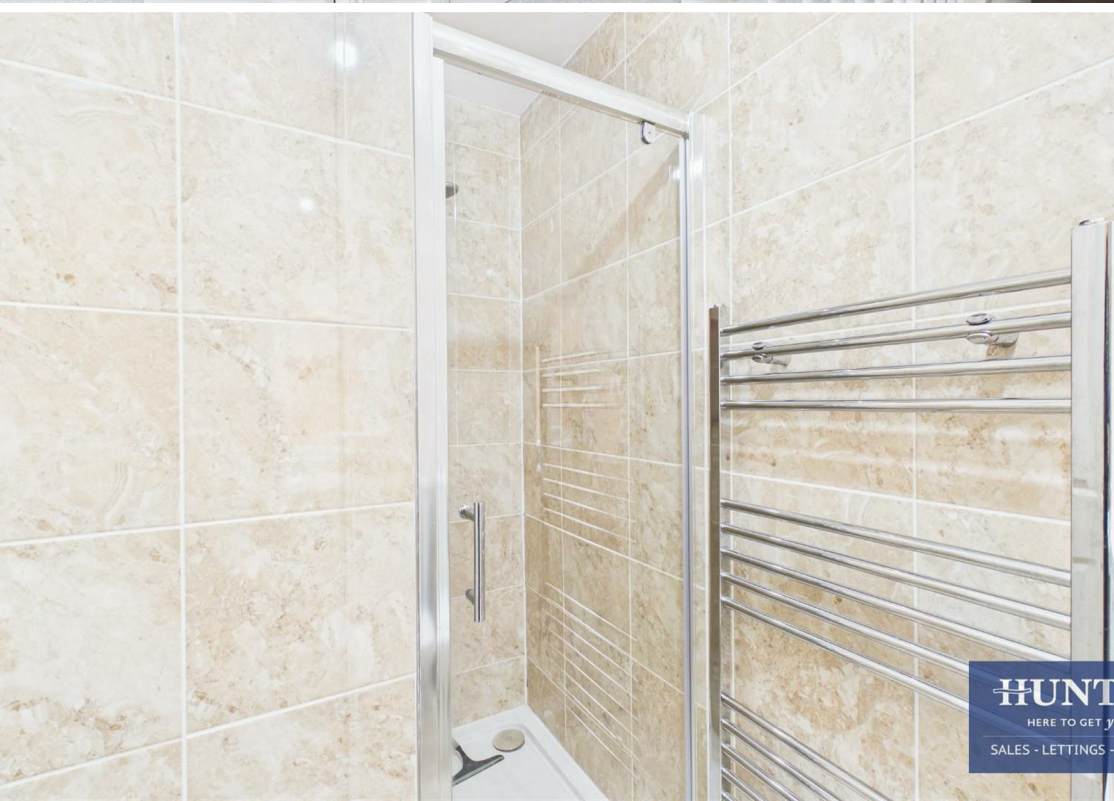


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