



All Saints Court, Roker, SR6

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All Saints Court, Roker, SR6

Offers In The Region Of £350,000

UNIQUE AND RARE * 2 BEDROOMS * SEMI DETACHED BUNGALOW * FREEHOLD * GARDENS * GARAGE * COUNCIL TAX BAND C * NO ONWARD CHAIN *

This very well-presented two-bedroom semi-detached bungalow is for sale in a highly sought-after area of Sunderland, close to the seafront and a range of local amenities including supermarkets and schools.

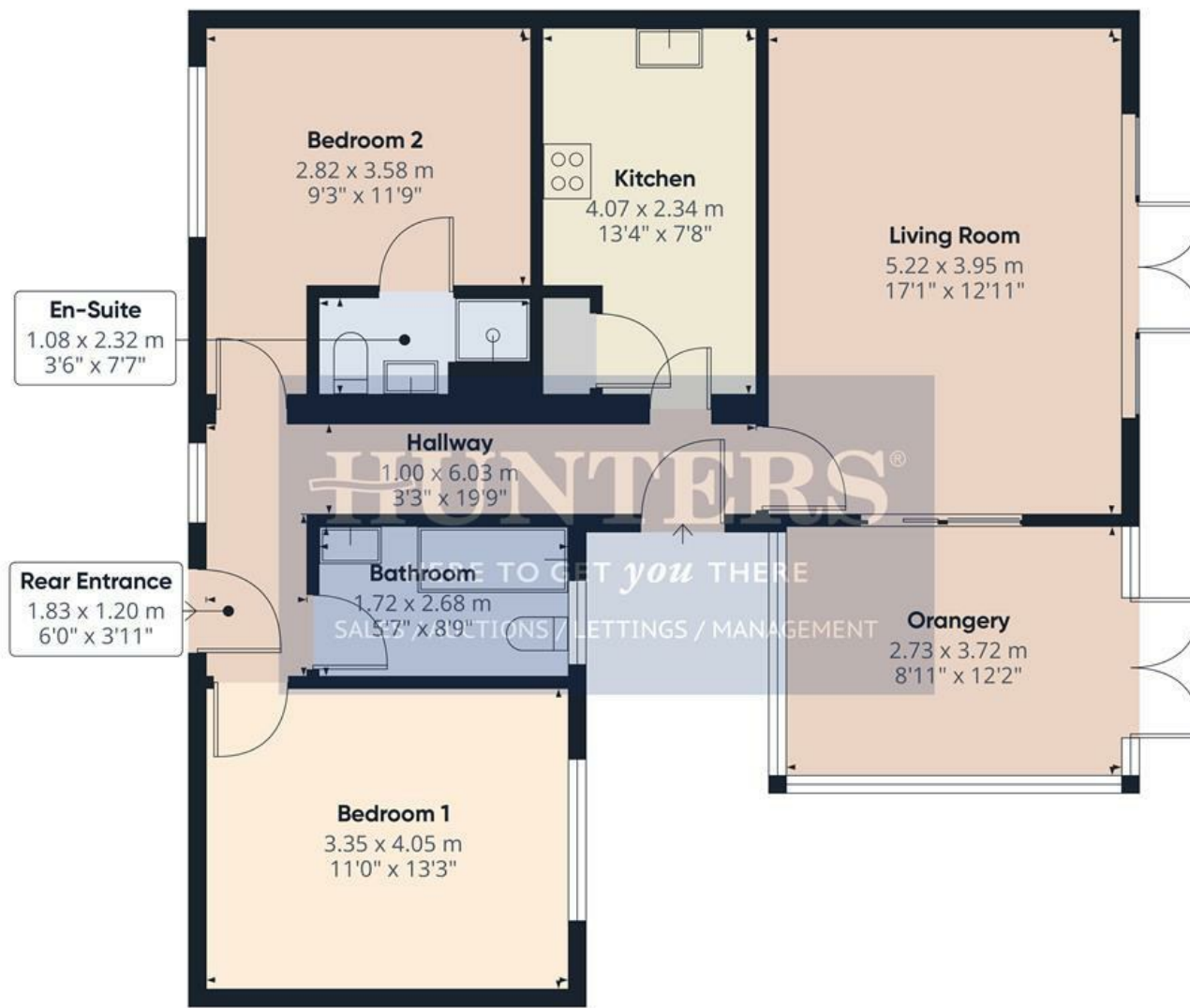
The accommodation offers two reception rooms. The impressive living room features a chalet-style vaulted ceiling, full-height windows and electric blinds, creating a bright and airy space with direct access to the front garden and orangery. The orangery enjoys attractive garden views through large windows, providing a pleasant additional reception room with direct access to the front garden. The modern kitchen is well appointed with quartz worktops, an integrated fridge, Velux windows, a breakfast area and a striking vaulted ceiling, creating a bright, spacious environment.

There are two generous double bedrooms. The master bedroom benefits from modern built-in wardrobes, while the second bedroom has a fully tiled en-suite with a walk-in shower and heated towel rail. The attractive main bathroom is fitted with a bath.

Externally, the property benefits from gardens to the front and rear. The larger private front garden features a lawn and is enclosed by the original stone wall of the former church, creating a distinctive backdrop. It also includes a secure garden store. The rear garden is designed for low maintenance with paved and gravelled areas and a secure bin store. Private parking to the front provides space for two to three cars, while a single garage with power offers secure parking and useful storage.

Combining spacious accommodation, attractive gardens and a desirable location, this superb bungalow is likely to appeal to a wide range of buyers, particularly those looking to downsize without compromising on space.

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Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

94.7 m²
1019 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

3'3" x 19'9"

Living Room

17'1" x 12'11"

Orangery

8'11" x 12'2"

Kitchen

13'4" x 7'8"

Hallway

6'0" x 3'11"

Bedroom 1

10'11" x 13'3"

Bedroom 2

9'3" x 11'8"

En-Suite

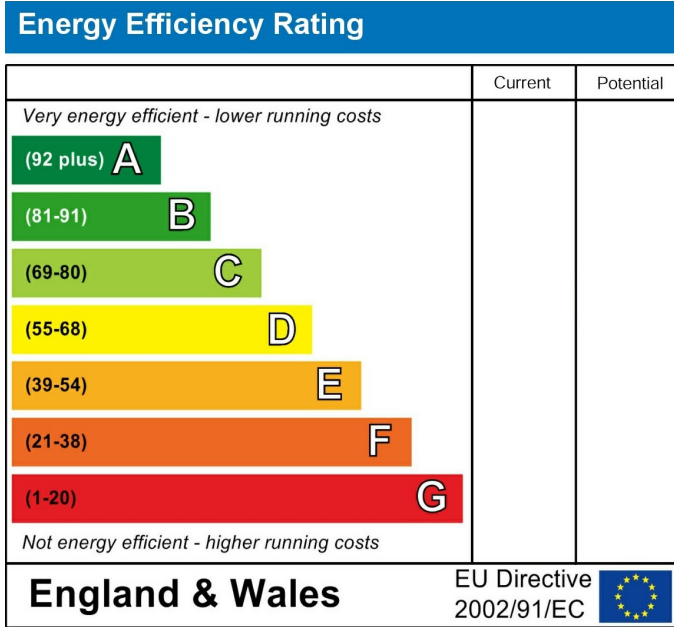
3'6" x 7'7"

Bathroom

5'7" x 8'9"

Garage

8'10" x 16'6"



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.







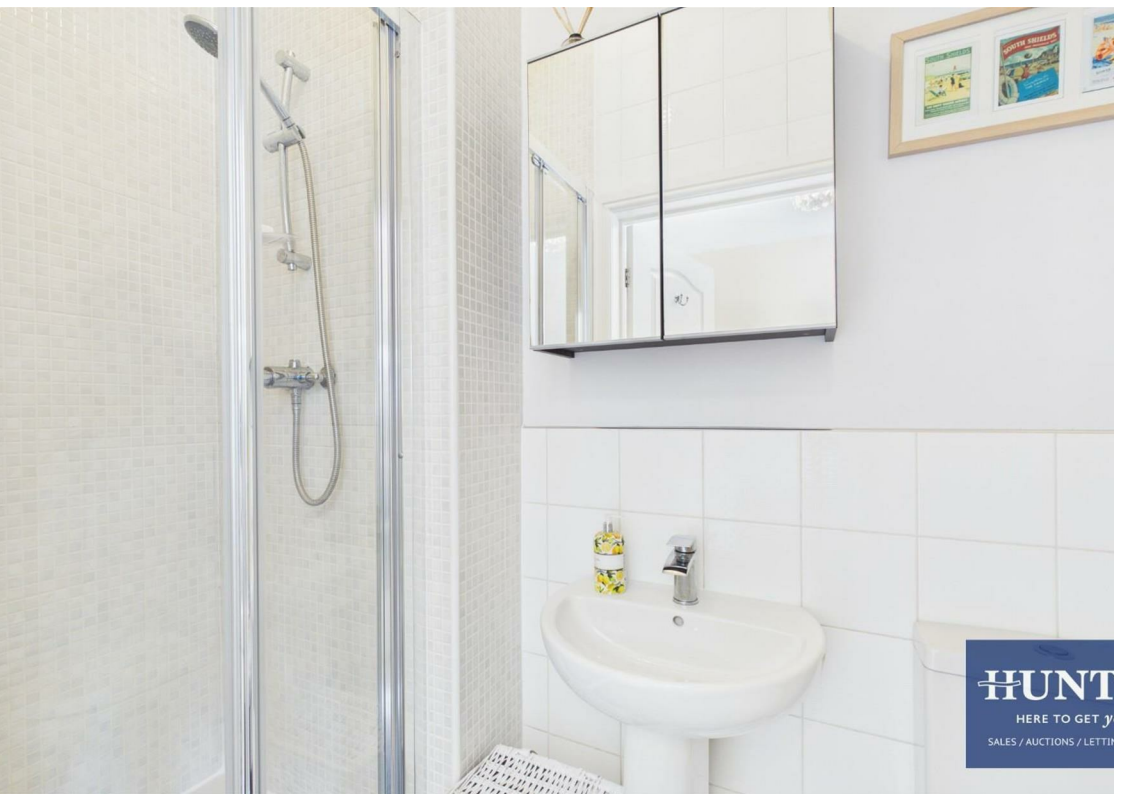
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