



Sandringham Road, Roker, Sunderland, SR6

HUNTERS[®]
HERE TO GET *you* THERE

Sandringham Road, Roker, Sunderland, SR6

Offers In The Region Of £89,950

* 2 BEDROOM * GROUND FLOOR FLAT * LEASEHOLD * NO ONWARD CHAIN * SR6 *

For sale – a well-presented two-bedroom ground floor terraced flat in the popular Roker area of Sunderland, offered with no onward chain.

The property benefits from good ceiling heights and wood doors throughout, creating a solid and traditional feel. A welcoming hallway features a large understairs storage cupboard, while the comfortable reception room has a fireplace with electric fire, providing an attractive focal point.

The kitchen is fitted with an electric hob and double oven , integrated fridge and separate integrated freezer, and provides direct access to the rear yard.

Both bedrooms are well proportioned and are complemented by a practical bathroom, which is partially tiled and fitted with a bath and electric shower. To the rear is a spacious yard with an outbuilding providing useful external storage.

Sandringham Road is well placed for local shops and everyday amenities, with further choice available along nearby Roker Avenue and in Sunderland city centre, which is easily accessible by bus or Metro. Roker Park and the seafront are also within easy reach, offering green space, coastal walks and a selection of cafés.

The area is well served by public transport, with nearby bus services providing connections into Sunderland and surrounding areas. St Peter's and Stadium of Light Metro stations offer further convenient links across Wearside and through to Newcastle.

This well-presented flat offers a practical home or investment opportunity in a convenient and popular coastal location.

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



Approximate total area⁽¹⁾

58.9 m²

635 ft²

Reduced headroom

0.5 m²

6 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

Hallway
3'9" x 16'11"

Bedroom 1
13'3" x 13'9"

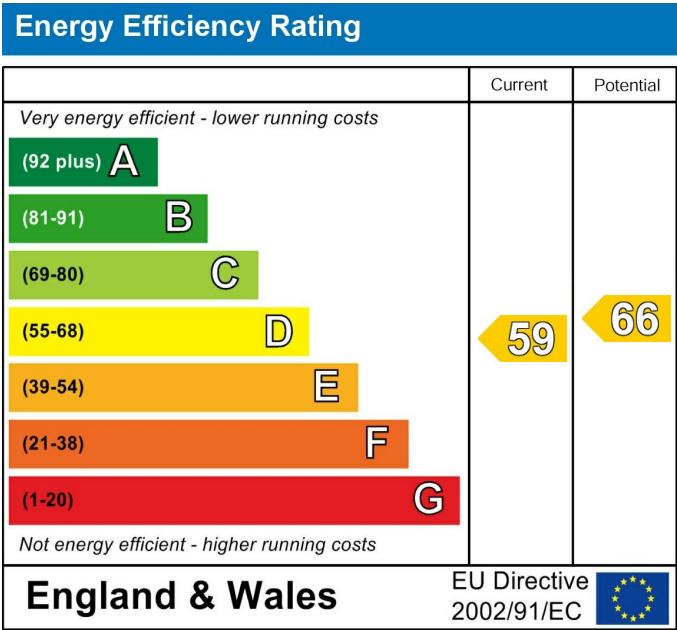
Living Room
12'9" x 13'6"

Bedroom 2
7'11" x 10'2"

Storage
3'3" x 8'10"

Kitchen
7'0" x 10'4"

Bathroom
8'0" x 5'4"



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.

