



Gladstone Street, Roker, SR6

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

Gladstone Street, Roker, SR6

Offers In The Region Of £79,950

\* 2 BEDROOM \* FIRST FLOOR FLAT \* FREEHOLD \* COUNCIL TAX BAND A \* NO ONWARD CHAIN \*

This two-bedroom first-floor flat is for sale in the popular Roker area of Sunderland, offering a practical opportunity for first-time buyers, small families or investors. Well presented and in good condition throughout, the property also benefits from high ceilings, helping to create a bright and spacious feel.

The accommodation includes a comfortable living room with a fireplace, creating a cosy focal point, alongside a practical fitted kitchen with an electric hob and useful storage space. The bathroom features tiled walls, built-in storage and a bath. There are two bedrooms, including a well-sized master bedroom and a single bedroom that could also suit a nursery, dressing room or home office.

Externally, the property benefits from a private rear yard with a roller shutter door providing secure off-street parking — a particularly useful feature in this sought-after coastal location.

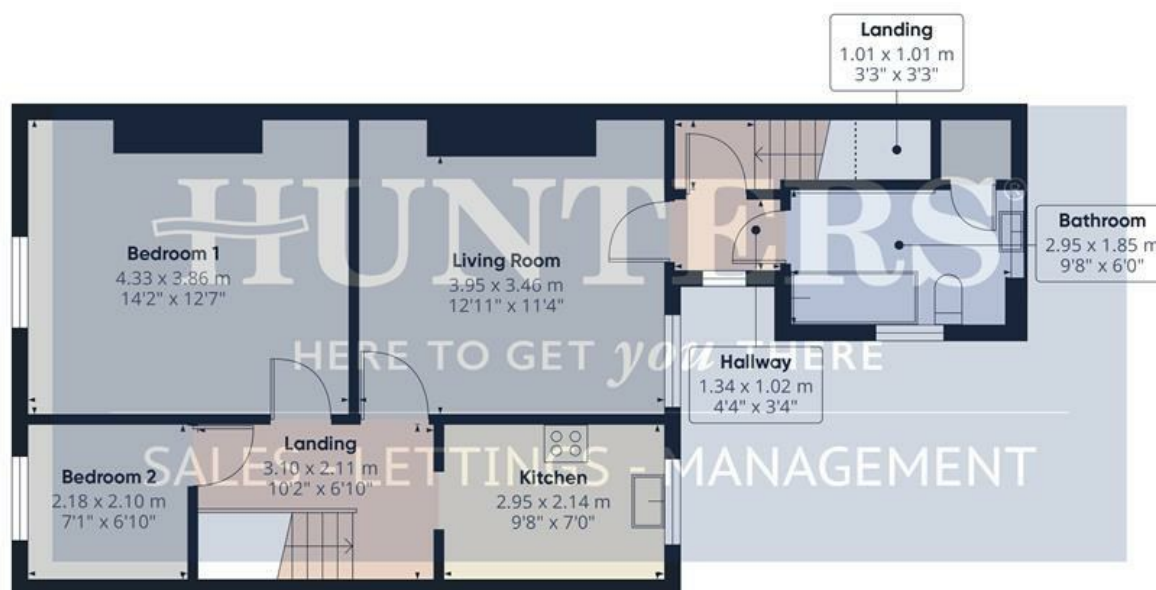
Situated in the ever-popular Roker area, the flat is ideally placed for access to the seafront, with Roker Beach, coastal walks and local leisure amenities all close by. A range of cafés, shops and everyday conveniences are within easy reach, while schools, public transport links and Sunderland city centre are also readily accessible.

Offering coastal living, practical accommodation and the added benefit of private parking, this first-floor flat could make an ideal first home, downsizing option or buy-to-let investment.

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Floor 0



Floor 1



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

63.1 m<sup>2</sup>

680 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**

3'0" x 2'11"

**Landing**

10'2" x 6'11"

**Kitchen**

9'8" x 7'0"

**Bedroom 1**

14'2" x 12'7"

**Bedroom 2**

7'1" x 6'10"

**Living Room**

12'11" x 11'4"

**Hallway**

4'4" x 3'4"

**Bathroom**

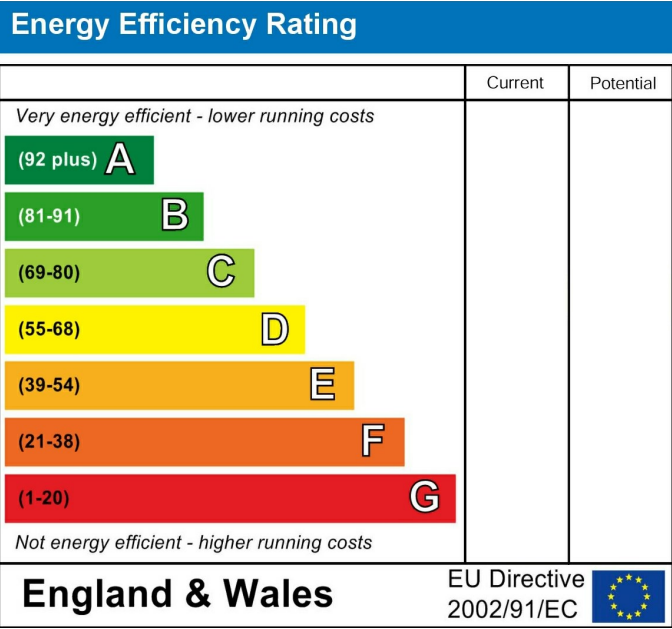
9'8" x 6'0"

**Landing**

3'3" x 3'3"

**Hallway**

1'6" x 3'0"



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.

