



**Park Parade, Roker, Sunderland, Tyne & Wear, SR6 9LU**

**Offers In The Region Of £279,950**





# Park Parade, Roker, Sunderland, Tyne & Wear, SR6 9LU



PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN \* DUPLEX MAISONETTE \* SUPERBLY PRESENTED \* WONDERFUL VIEWS \* GARAGE \* FRONT GARDEN \* COUNCIL TAX BAND - A \* EPC RATING - D \*

Nestled in the desirable location of Park Parade, Roker, Sunderland, this exquisite duplex maisonette presents a unique opportunity for those seeking a blend of original character and modern living. The property boasts three well-appointed bedrooms and two bathrooms, making it ideal for a wide range of buyers.

As you enter through the charming front garden, you are greeted by a stunning porch that leads into the internal entryway. The first floor features a spacious living room, perfect for relaxation and entertaining guests. Two generously sized bedrooms are also located on this level, with the master bedroom offering delightful views over the picturesque Roker Park. The modern kitchen, complete with a breakfast bar, provides a wonderful space while enjoying further views of the surrounding area. This floor is complemented by a bathroom and a separate WC for added convenience.

A staircase leads you to a versatile loft room, which can easily serve as a studio-style bedroom. This area is enhanced by an en-suite bathroom featuring a walk-in shower, adding to the property's overall appeal and functionality.

Externally, the property benefits from rear lane access to a single storage garage. The paved front garden not only adds to the charm of the home but also offers a lovely south-facing outdoor space, perfect for enjoying sunny days.

The location is truly exceptional, with the beach, park, transport links, and various amenities all within easy reach. This maisonette is a rare find, making it a must-see for anyone looking to settle in this vibrant area.

Viewing comes highly recommended !



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HALLWAY 4'11" x 6'6"	BEDROOM 2 10'9" x 7'6"	WC .295'3" x 6'0"	LANDING .275'7" x .223'1"
LIVING ROOM 17'8" x 13'8"	LANDING 14'4" x 6'2"	KITCHEN 11'4" x 9'3"	BATHROOM 5'2" x 7'1"
BEDROOM 1 15'0" x 13'4"	BATHROOM 7'3" x 6'8"	BEDROOM 3 18'1" x 12'2"	





### Viewings

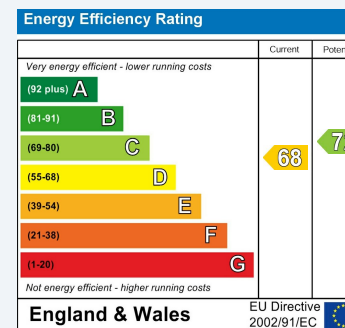
Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**THINKING OF SELLING?** 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.