



Roker Baths Road, Roker, Sunderland, Tyne & Wear, SR6 9QF

£85,000





# Roker Baths Road, Roker, Sunderland, Tyne & Wear, SR6 9QF

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* GROUND FLOOR  
FLAT \* ONE BEDROOM \* SR6 \* NO ONWARD CHAIN \* COUNCIL  
TAX - A \* EPC RATING - D \*

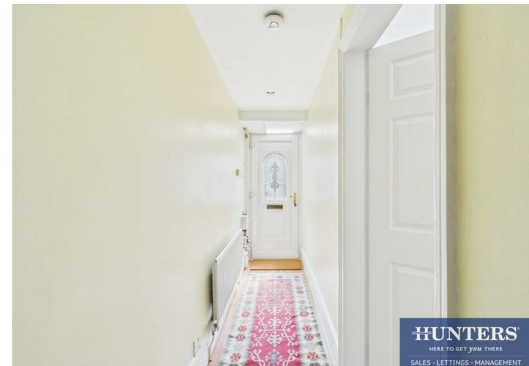
Nestled on Roker Baths Road in the charming area of Roker, Sunderland, this delightful flat offers a perfect blend of comfort and convenience. The property features a light and spacious living room adorned with original features, creating a warm and inviting atmosphere.

Upon entering, you are greeted by a welcoming hallway that leads to a the living area and dining room, which seamlessly connects to an offset double bedroom. The fitted kitchen is practical and functional, while the three-piece bathroom provides all the necessary amenities for modern living.

Externally there is a private yard at the back, complete with rear gated access. The property is offered with no onward chain, making it an ideal opportunity for investors, downsizers, and first-time buyers alike.

Perfectly situated, this flat is close to the city centre, boasting excellent transport links and a plethora of amenities. Additionally, the nearby Roker Park and stunning local coastline provide ample opportunities for leisure and recreation.

With its appealing features and prime location, viewing this property comes highly recommended.









### Viewings

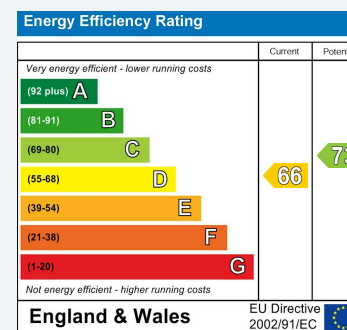
Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.