



Side Cliff Road, Roker, SR6

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Side Cliff Road, Roker, SR6

O.I.R.O £725,000

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS \* DETACHED \* FREEHOLD \* 4 BEDROOM \* 2 BATHROOM \* LARGE GARDEN \* DRIVE-THROUGH DRIVEWAY \* COUNCIL TAX BAND G \* EPC RATING D \*

This stunning four-bedroom detached house is offered for sale in a highly regarded seafront position in Sunderland, moments from the promenade and Roker Park.

The ground floor includes a large master bedroom with garden views, walk-in closet and spacious en-suite, featuring a fully tiled walk-in rain shower and heated towel rail. There are three reception rooms: a cosy reading/snug room, a dining room with wood flooring, large windows and serving hatch to the kitchen, and an impressive split-level reception room with large windows, garden views and direct access to the garden. Wood flooring runs throughout the ground floor apart from the downstairs bedroom.

The modern, sleek kitchen is of generous size, with breakfast area, views over Roker Park and an adjoining utility room. Upstairs, three further double bedrooms offer built-in storage, including an adjoining dressing room to one. The fully tiled family bathroom on this level provides a free-standing bath, separate shower and heated towel rail.

Externally, the property enjoys an impressive rear garden with beautiful scenery, large lawn, and a summer house, ideal for a variety of uses. To the front, there is a drive-through driveway, double car port and additional parking, reflecting the practical design of this rarely available style of detached home.

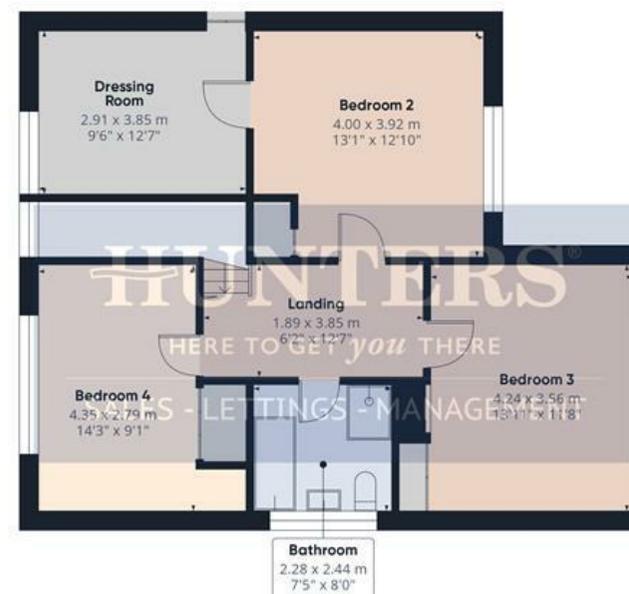
Roker Park and the seafront are on the doorstep, providing green spaces, coastal walks and cycling routes. The property is well placed for local shops, cafés and amenities around Roker and Seaburn. Nearby schools and facilities make this an appealing option for families.

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Floor 0



Floor 1

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

226.4 m<sup>2</sup>

2434 ft<sup>2</sup>

(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.

GIRAFFE360



**Entrance Hall**

14'0" x 11'1"

**Hallway**

10'11" x 9'0"

**Study**

11'4" x 13'6"

**Kitchen**

13'7" x 13'5"

**Utility Room**

8'0" x 8'11"

**Dining Room**

10'4" x 11'4"

**Reception Room**

16'4" x 14'10"

**Reception Room**

20'6" x 10'0"

**Hallway**

2'9" x 5'8"

**Bedroom 1**

14'0" x 18'3"

**Bathroom**

5'10" x 10'6"

**WC**

5'10" x 4'4"

**Landing**

6'2" x 12'7"

**Bedroom 2**

13'1" x 12'10"

**Dressing Room**

9'6" x 12'7"

**Bedroom 3**

13'10" x 11'8"

**Bedroom 4**

14'3" x 9'1"

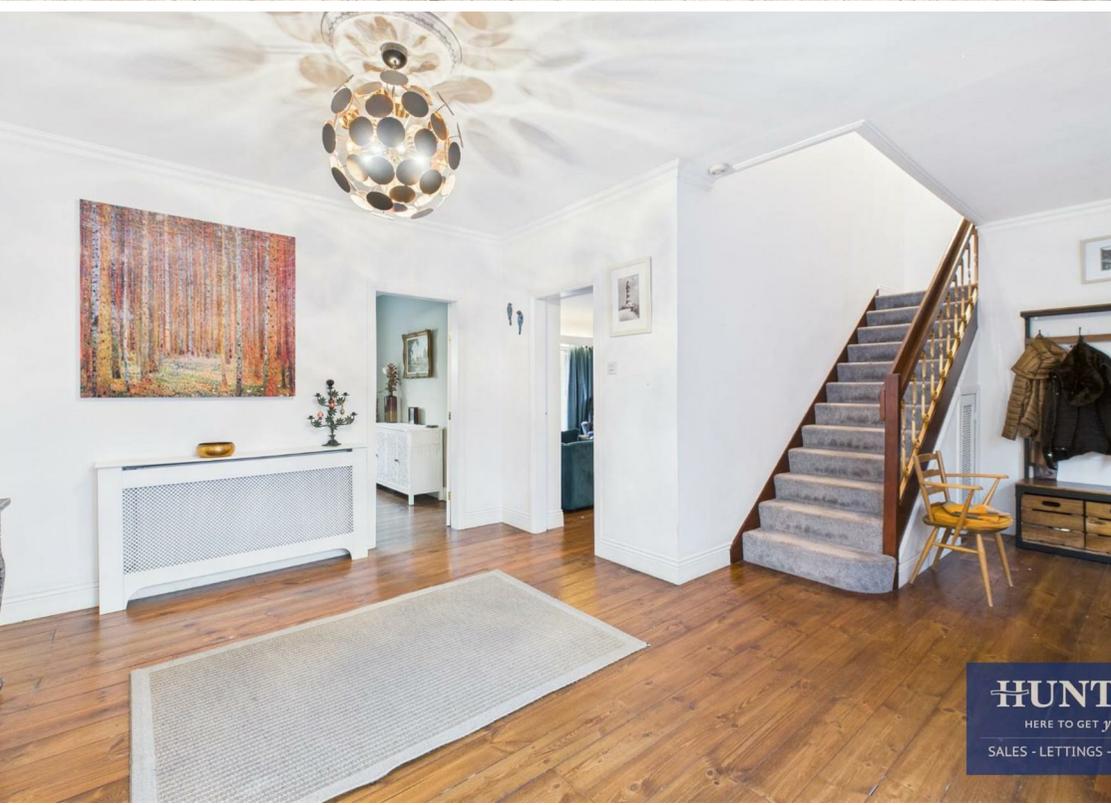
**Bathroom**

7'5" x 8'0"

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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