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Dale Terrace, Roker, Sunderland, SR6

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SALES - LETTINGS -

# Dale Terrace, Roker, Sunderland, SR6

## Asking Price £210,000

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS \* 3 BEDROOMS \* FREEHOLD \* MID-TERRACED HOUSE \* COUNCIL TAX - B \* EPC - D \*

This 3 bedroom mid-terraced house sits in the charming Dale Terrace, Roker, Sunderland. This delightful house offers a perfect blend of comfort and convenience. Spanning an impressive 978 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The well-proportioned layout includes three spacious bedrooms, providing ample space for families or those seeking a home office.

The single bathroom is thoughtfully designed, catering to the needs of modern living. This residence is perfect for those who appreciate a warm and welcoming atmosphere, finished with brushed gold bathroom fittings adding a touch of luxury to the room. It also features twin heated towel radiators, and vanity units for the toilet and sink, with a lit up mirror above.

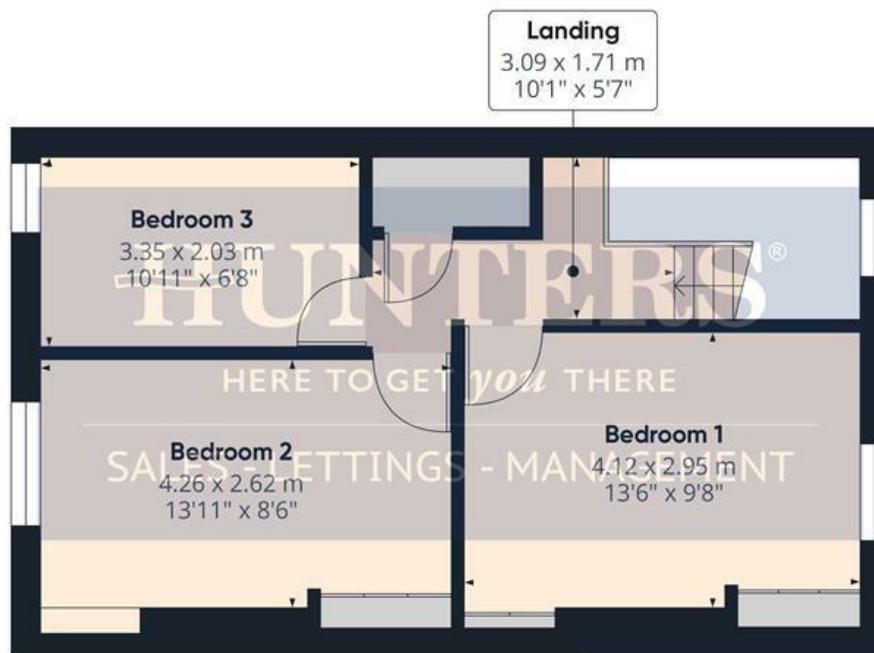
Roker is known for its picturesque coastal views and vibrant community, making it an excellent choice for those who enjoy a seaside lifestyle. With local amenities, parks, and transport links nearby, this property is not only a lovely home but also a gateway to the best that Sunderland has to offer.

Whether you are a first-time buyer or looking to invest, this house on Dale Terrace presents a wonderful opportunity to create lasting memories in a desirable location. Do not miss the chance to make this charming property your own.

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Floor 0



Floor 1



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

90.8 m<sup>2</sup>

978 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.

### Hallway

11'11" x 3'8"

This welcoming hallway is bright and airy, with light walls and a wooden floor extending towards the staircase. It provides access to the living room and other ground floor spaces, creating a warm and inviting entrance to the home.

### Living Room

12'8" x 12'5"

The living room enjoys natural light through a bay window, creating a cosy and comfortable space. It features a classic fireplace with a wooden surround that adds character, complemented by patterned wallpaper and neutral carpet underfoot. The room is spacious enough for family seating and relaxation.

### Kitchen

9'3" x 7'9"

This kitchen is thoughtfully designed with white cabinetry and wood effect ountertops, offering a clean and practical cooking space. Appliances include an oven and gas hob, while natural light from a window helps to keep the room bright. The kitchen leads directly to the rear hallway and dining room, providing a convenient flow for daily living.

### Dining Room

14'8" x 11'5"

The dining room is a stylish space with a distinctive black and patterned wallpaper feature wall surrounding a decorative fireplace. The room is bright with natural light filtering through a large window fitted with blinds, and it offers ample space for a dining table and chairs, perfect for meals and entertaining.

### Landing

10'1" x 5'7"

The landing area upstairs is bright and open, providing access to three bedrooms. It features light walls and a simple balustrade, creating a sense of spaciousness between floors.

### Bedroom 1

13'6" x 9'8"

Bedroom 1 is a comfortable double room with a large window that fills the space with natural light. It is decorated in soft, neutral tones with a grey carpet, making it a restful and welcoming space for relaxation or sleep.

### Bedroom 2

13'11" x 8'6"

Bedroom 2 is a spacious double room with neutral walls and carpet, featuring a large window that ensures the room is well-lit throughout the day. It offers plenty of space for bedroom furniture and personal touches.

### Bedroom 3

10'11" x 6'8"

Bedroom 3 is a smaller room with soft grey walls and carpet, brightened by a window that looks out over the street. It is suitable for use as a single bedroom, home office, or nursery with a practical and cosy feel.

### Rear Hallway

2'6" x 6'10"

This rear hallway has the fridge freezer and the wall mounted boiler. With some space for storage.

### Bathroom

7'9" x 6'10"

The bathroom offers a modern finish with neutral tiles comprising a bath with a seperate bar rainfall shower with hand held attachment, a WC, and a vanity unit with a basin. A frosted window ensures privacy while allowing daylight to enter, creating a fresh and airy space for relaxation. Brushed gold taps, shower and fittings give this room a touch of luxury.

### Rear Garden

The rear garden is a low-maintenance paved area enclosed by walls and fencing, providing a private outdoor space. It includes a shed for storage and access

via a rear hallway, ideal for enjoying fresh air or gardening in a modest setting.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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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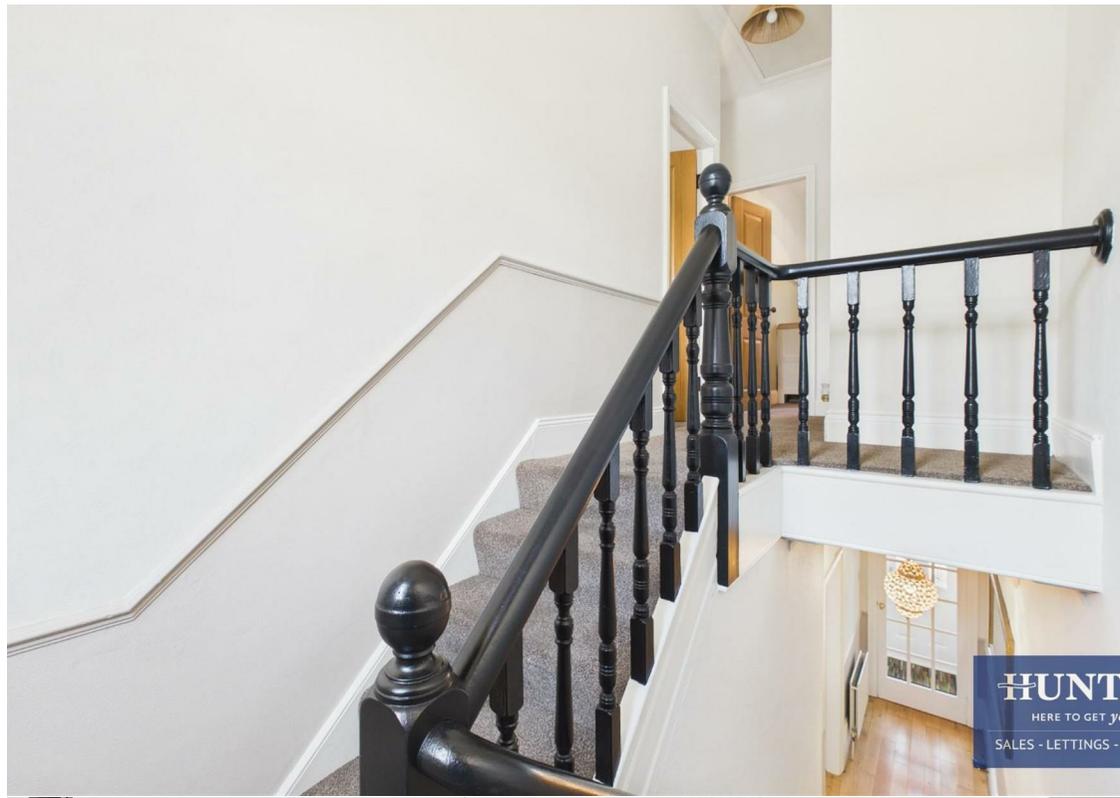
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