



HUNTERS®

Ashdale Court, Roker, Sunderland, Tyne & Wear, SR6 9SZ



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HERE TO GET YOU THERE



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Asking Price £255,000

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DESCRIPTION

PLEASE VIEW FLOORPLAN * THREE BEDROOM TOWN HOUSE *
GARAGE * PARKING * SUPERBLY PRESENTED * IDEAL LOCATION *
COUNCIL TAX BAND - D * EPC RATING - C

Welcome to Ashdale Court, a delightful three-bedroom townhouse located in the charming area of Roker, Sunderland. This property is superbly presented throughout and offers a modern and stylish living experience spread across three thoughtfully designed floors.

As you enter, you are greeted by a spacious hallway that leads into a contemporary open-plan kitchen, dining, and living area. The kitchen is equipped with modern appliances and provides ample storage, making it a perfect space. The ground floor also features a utility room and a convenient downstairs toilet, enhancing the practicality of the home.

On the first floor, you will find a generously sized double bedroom alongside a lovely reception room, which could easily be transformed into a fourth bedroom if desired. A well appointed family bathroom completes this level, ensuring comfort for all residents. Ascending to the third floor, you will discover another double bedroom, while the master bedroom is a true highlight, boasting its own en-suite bathroom for added privacy and convenience.

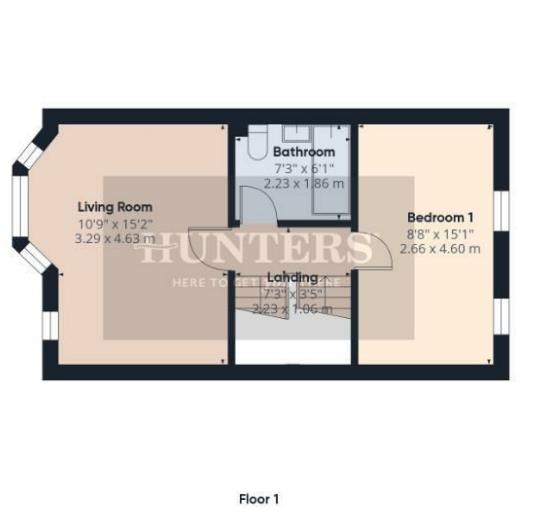
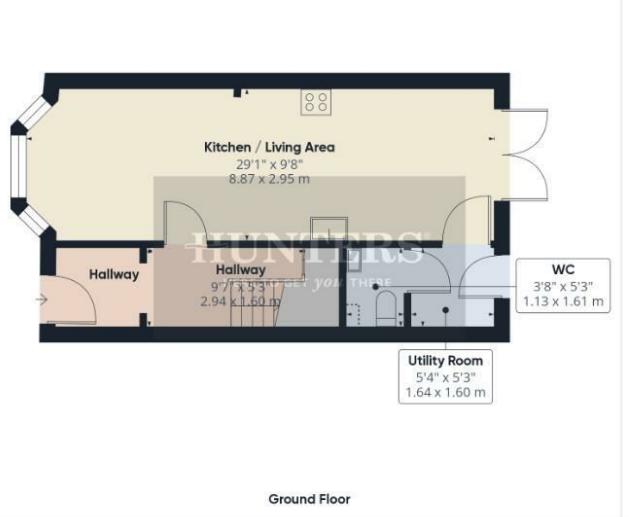
Step outside to enjoy a low maintenance west facing garden. The property also includes a garage and off street parking, providing secure and convenient access.

Situated within walking distance of Roker Park and the Stadium of Light Metro Station, this townhouse offers an ideal combination of tranquillity and accessibility.

An early internal inspection is highly recommended to fully appreciate the quality and charm of this delightful home.







Approximate total area⁽¹⁾

1166.57 ft²
108.38 m²

Reduced headroom
0.86 ft²
0.08 m²

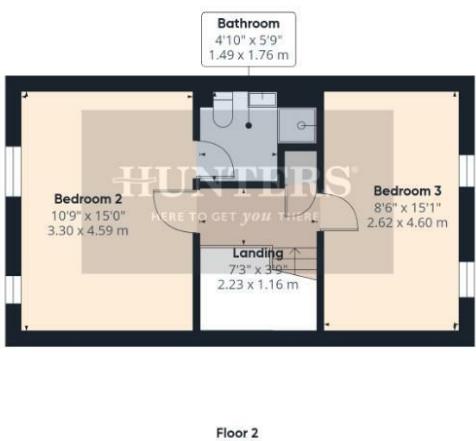
(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Viewings

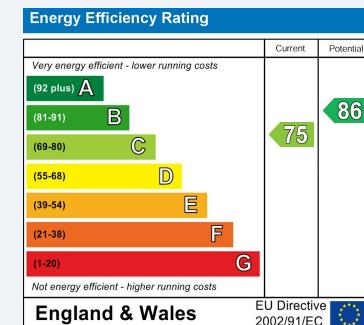
Please contact sunderland@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.