



MICHAEL HODGSON

estate agents & chartered surveyors

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## ROKER AVENUE, SUNDERLAND

£169,950

A deceptively spacious 4 bed mid terraced house situated on Roker Avenue that should be viewed to be fully appreciated. Roker Avenue boasts an excellent location close to local amenities, shops, amenities and transport links to Sunderland City Centre. Internally the generous yet versatile living space briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Dining Room, Kitchen / Breakfast Room and to the First Floor, Landing which is used in part as a study area, Bathroom and 3 Bedrooms and to the Second Floor a 4th Bedroom and En Suite. Externally there is a front forecourt and an inner courtyard in addition to a double garage to the rear. Viewing is advised to appreciate the property on offer.

Terraced House

4 Bedrooms

Over 3 Floors

Bathroom & En Suite

2 Reception Rooms

Double Garage

Kitchen / Breakfast Room

EPC Rating: TBC

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### Entrance Vestibule

Leading to the Inner Hall

### Inner Hall

Double radiator, stairs to the first floor, cupboard under the stairs.

### Living Room

15'1" x 16'11" to the bay

The living room has a double glazed bay window to the front elevation, double radiator, feature fire with gas fire.

### Dining Room

13'1" x 13'10"

Double radiator, double glazed french doors to the inner courtyard.

### Kitchen/Dining Room

24'0" x 9'8"

The kitchen has a range of floor and wall units, tiled splashback, double glazed window, breakfast bar, radiator, space for a range cooker, stainless steel sink and drainer with mixer tap, plumbed for washer and dryer, recessed spot lighting.

### First Floor

A generous landing area used as a storage/office space, double radiator, double glazed window to the side elevation, storage cupboard.

### Bathroom

Suite comprising of a low level WC, radiator, cupboard with wall mounted gas central heated boiler, shower cubicle with tiled splashback, bath with mixer tap and tiled splashback, pedestal basin with mixer tap and tiled splashback, chrome towel radiator, recessed spot lighting, extractor.

### Bedroom 1

16'9" to the bay x 12'0"

Front facing, double glazed bay window, radiator, recessed wardrobes to the alcoves.

### Bedroom 2

13'5" x 13'2"

Rear facing, double glazed window, radiator, range of fitted wardrobes, matching dressing table.

### Bedroom 3

6'7" x 10'7'2"

Front facing, double glazed window, radiator.

### Second Floor

Accessed via stairs on the first floor landing.

### Bedroom 4

19'0" max x 18'10" max

2 Velux style windows, exposed wood floor, walk in storage cupboard.

### En Suite

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, corner shower cubicle with tiled splashback and electric shower, recessed spot lighting.

### Garage

20'0" max x 28'6" max

Generous L shaped garage with space for a number cars.

### Externally

Externally there is a front forecourt and an inner courtyard in addition to a double garage to the rear

### TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

### COUNCIL TAX

The Council Tax Band is Band B.

# M I C H A E L   H O D G S O N

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