



M I C H A E L   H O D G S O N

estate agents & chartered surveyors





## ROKER PARK CLOSE, SUNDERLAND

£147,950

A neatly presented 2 bedroomed mid link house situated on the cul-de-sac of Roker Park Close which is located just off Roker Bath Road on the former Roker Park which boasts a super location for easy access to Roker Park, the sea front, local shops and amenities as well as Sea Road and Sunderland City Centre only a short journey. The property is likely to appeal to a wide variety of purchasers and benefits from Gas Central Heating and Double Glazing, contemporary decor, a luxury bathroom suite with the living accommodation briefly comprising of: Entrance Vestibule, Living Room, Kitchen / Breakfast Room and to the First Floor: 2 Bedrooms and a Bathroom. Externally to the front of the property is a driveway and a useful storage cupboard whilst to the rear is a superb decking area. We strongly urge internal viewing to appreciate the home and location on offer.

Mid Link House

2 Bedrooms

Living Room

Kitchen / Dining Room

Front Driveway Parking

Rear Garden

Viewing Advised

EPC Rating: TBC



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### Entrance Vestibue

Radiator, stairs to the first floor.

### Living Room

9'10" x 13'7"

The living room has a double glazed window to the front elevation, radiator.

### Kitchen/Dining Room

13'2" x 8'7"

The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, electric oven, gas hob with extractor over, radiator, storage cupboard, double glazed window to the rear elevation, double glazed French doors to the garden, cupboard with wall mounted gas central heating boiler.

### First Floor

Landing loft access, the loft is boarded for storage.

### Bedroom 1

12'7" max x 11'5" max

Front facing, double glazed window, laminate floor, radiator, storage cupboard.

### Bedroom 2

11'6" x 6'5"

Rear facing, double glazed window, radiator.

### Bathroom

Modern white suite comprising low level wc, pedestal basin with mixer tap, bath with shower over and tiled surround, double glazed window, recessed spot lighting, extractor, chrome towel radiator.

### Externally

Externally to the front of the property is a driveway and a useful storage cupboard whilst to the rear is a superb decking area

epc

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