

Wingrove Avenue, Roker, Sunderland, SR6

HUNTERS®

HERE TO GET *you* THERE

Wingrove Avenue, Roker, Sunderland, SR6

£310,000

* 4 BEDROOM * 2 RECEPTION ROOMS * TERRACED * FRONT GARDEN * FREEHOLD * SR6 *

For sale – a beautifully presented four-bedroom double-fronted terraced house on Wingrove Avenue in Sunderland, ideally positioned for the coast and city centre amenities.

Set behind a charming front garden with brick boundary wall, the property offers spacious and versatile accommodation throughout, with high ceilings adding to the sense of space. The front living room features a wide bay window and fireplace, while the second reception room flows naturally into the contemporary kitchen and dining space. The contemporary kitchen provides extensive storage and sits alongside an exposed brick fireplace with wood-burning stove and wood-panelled feature wall, adding a mix of modern style and character. The dining area is particularly impressive, with a vaulted ceiling, Velux window and double patio doors opening onto the rear garden, creating a bright and sociable space.

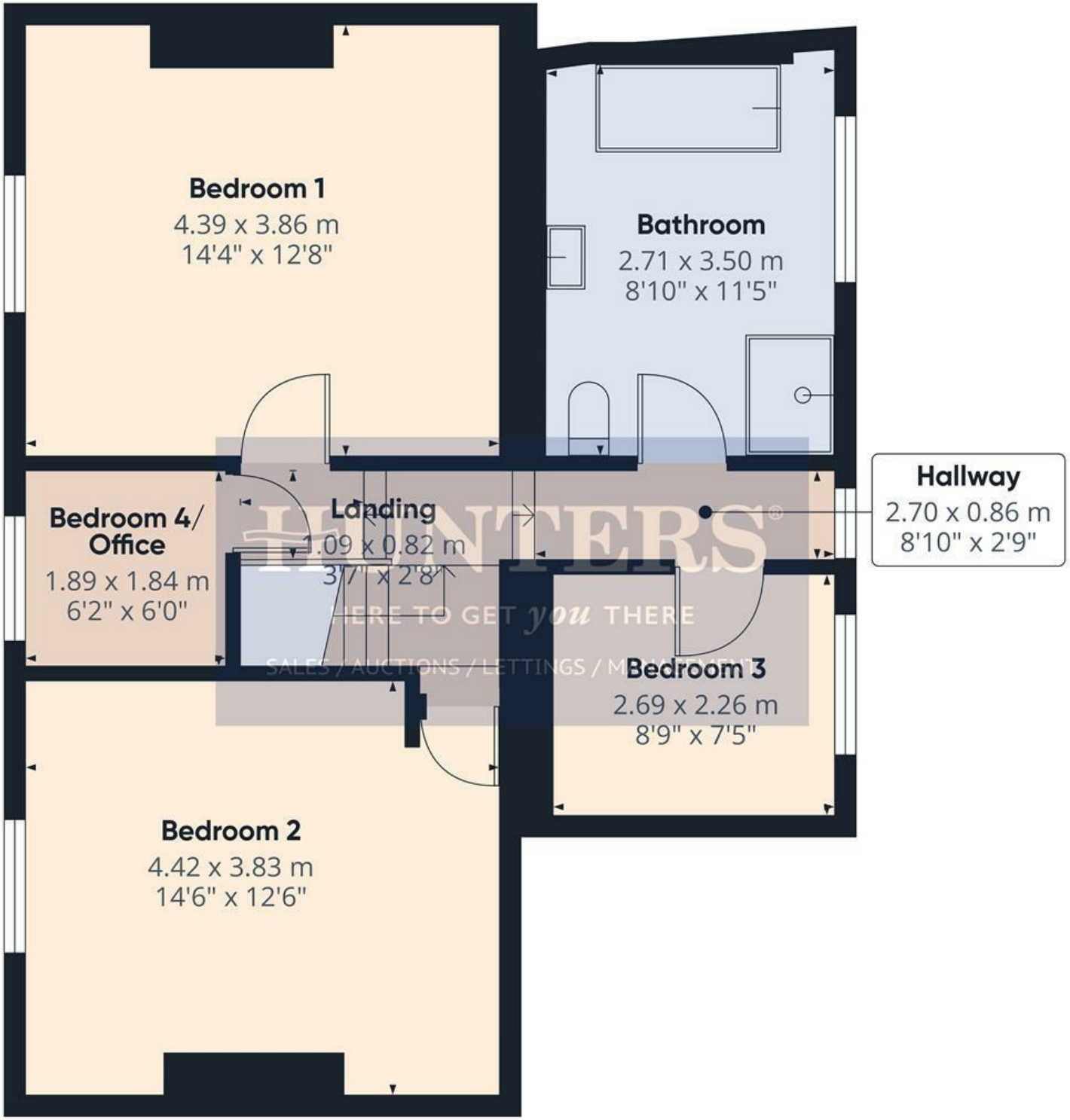
A useful utility room with WC and attached summer room, currently used as a home gym, provide further practical accommodation.

Upstairs are four bedrooms, including two well-proportioned doubles and two singles, with one currently used as a home office. The spacious family bathroom is fitted with a freestanding bath, walk-in shower and attractive feature tiling.

To the rear, the enclosed garden has been attractively hard landscaped, creating a private and low-maintenance outdoor space ideal for seating and entertaining.

Wingrove Avenue is situated within a popular residential area, well placed for local schools and a range of amenities. The seafront at Roker and Seaburn is within easy reach, while nearby Sea Road provides a good selection of shops, cafés and everyday services. Sunderland city centre is readily accessible by bus or car, with Seaburn and Stadium of Light Metro stations providing links towards Newcastle and South Tyneside.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788
sunderland@hunters.com | www.hunters.com



Floor 1

HUNTERS
HERE TO GET *you* THERE
SALES / AUCTIONS / LETTINGS / MANAGEMENT

Approximate total area(1)

56.4 m²

608 ft²

(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

Entry
3'3" x 5'2"

Hallway
15'2" x 5'10"

Reception Room
14'6" x 12'10"

Living Room
14'6" x 12'7"

Kitchen/Dining Room
8'10" x 22'9"

W/C Utility Room
8'11" x 7'7"

Summer Room
13'3" x 7'7"

Landing
3'6" x 2'8"

Hallway
8'10" x 2'9"

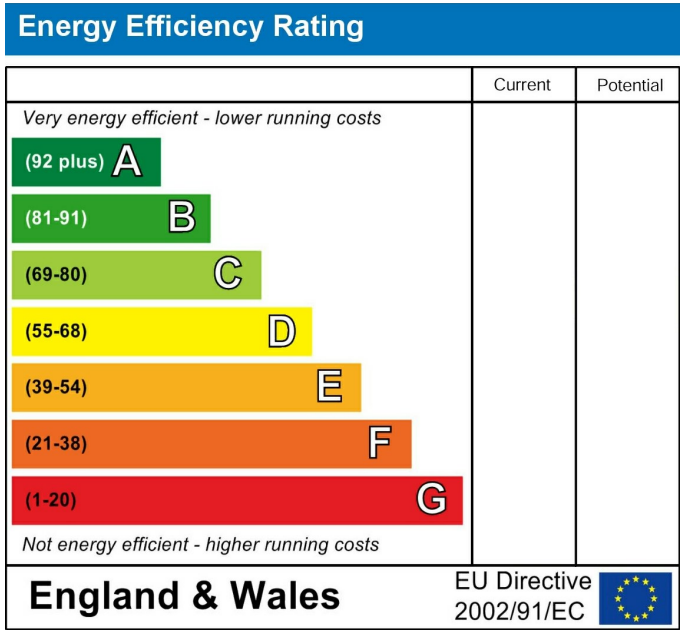
Bedroom 1
14'4" x 12'7"

Bedroom 2
14'6" x 12'6"

Bedroom 3
8'9" x 7'4"

Bedroom 4/Office
6'2" x 6'0"

Bathroom
8'10" x 11'5"



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.


LOVE




THE NEW YORKER




FRESH
THE KILTYS
HUNT
HERE TO GET
SALES / AUCTIONS / LETTI


THE KILTYS
HUNT
HERE TO GET
SALES / AUCTIONS / LETTI


FRESH
HUNT
HERE TO GET
SALES / AUCTIONS / LETTI


HUNT
HERE TO GET
SALES / AUCTIONS / LETTI
















LQ
10
LifeCycle


THE STAYING INN
PX
HUNT
HERE TO GET
SALES / AUCTIONS / LETTI