Roker Avenue

Roker
Sunderland
SR6 0HS

good life
sales & lettings

Roker Avenue

£825 PCM

INTRODUCTION
TO LET UNFURNISHED AVAILABLE NOW - 4 BEDROOM MID TERRACE - WALKING DISTANCE TO ROKER MARINA AND SEA FRONT - LARGE OUTDOOR SPACE TO REAR WITH REMOTE DOOR ALLOWING VEHICLE ACCESS - 1 BEDROOM ON GROUND FLOOR & 3 ON FIRST FLOOR - BATHROOM ON FIRST FLOOR PLUS ONE BEDROOM WITH SEPARATE WC AND WASH BASIN

ENTRANCE PORCH
Entrance via uPVC double-glazed door. Vinyl tile-effect flooring, electric meter. Partially-glazed door leading into entrance hall.

ENTRANCE HALL
Carpet flooring, double radiator, original staircase leading to half landing, additional double radiator. Understairs cupboard housing a modern consumer unit and gas meter and providing storage. 3 doors leading off 2 to reception rooms or potential 4th bedroom and 1 to kitchen.

LOUNGE
Large front room. Carpet flooring, double radiator, front facing with uPVC double-glazed bay window. High ceilings with original covings, fireplace for decorative purposes only.

RECEPTION ROOM 2 OR POTENTIAL BEDROOM 4
Carpet flooring, double radiator, white uPVC double-glazed window view views over rear courtyard. Fireplace for decorative purposes only.

KITCHEN
Modern kitchen with laminate wood-effect flooring, double radiator, range of white wall and floor units with wood-effect laminate work surfaces, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Integrated electric oven, 4 ring ceramic hob. The property comes with tall fridge/freezer, open plan to the utility.

UTILITY ROOM
Laminate wood-effect flooring, white uPVC double-glazed window, white uPVC double-glazed door leading out to rear courtyard. Range of wall and floor units in a white finish with contrasting laminate work surfaces, additional stainless steel sink with single bowl, single drainer and matching Monobloc tap. Space for washing machine and also space for a condensing drier if required.

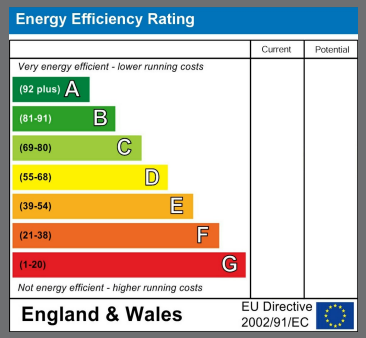
HALF LANDING
Stairs to bathroom and stairs to front landing.

BATHROOM
A large bathroom with vinyl wood-effect flooring, chrome towel heater style radiator, built in cupboard providing useful storage for toiletries etc. White bathroom suite comprising; toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel, chrome taps with shower fed form the main Combi boiler system and glass shower screen over. The area around the bath is finished in a ceramic tile. Side facing white uPVC double-glazed window with privacy glass, extractor fan. Built in cupboard housing modern Combi boiler.

FRONT LANDING
3 doors leading off all to bedrooms.

Local Authority
Sunderland

Council Tax Band
B



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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