



**57B Roker Avenue**

Sunderland  
Tyne And Wear  
SR6 0HS

**£495 pcm**

First Floor Flat  
One Bedroom  
Available Immediately  
Ideal for a Variety of Tenants  
Close to All Local Amenities



**Local Authority**  
**Council Tax Band**  
**EPC Rating**

TBC



**Houghton le Spring**  
24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
DH4 4QT

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**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.