

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



Roker Avenue, Roker, Sunderland, SR6

**HUNTERS**

HERE TO GET *you*

SALES - LETTINGS -

Roker Avenue, Roker, Sunderland, SR6

Rent: £600 Per Month, Deposit: £692

To book a viewing please submit an enquiry online.

Available to let is this recently refurbished ground floor one-bedroom flat situated on Roker Avenue, in the popular coastal area of Roker, Sunderland.

Rent: £600 per month, Damage Deposit: £692.30  
Available Immediately.

The property offers a bright and spacious living room, providing a comfortable space to relax and unwind. The bedroom is well-proportioned and benefits from plenty of natural light, while the modern bathroom has been finished to a good standard. The recent refurbishment throughout gives the flat a fresh, clean feel, making it ready for immediate occupation.

Externally, tenants can enjoy access to a shared rear yard, offering useful outdoor space. Ideally located, the property is within easy reach of local shops, cafes, transport links and the seafront, with Roker Beach and its popular coastal walks just a short distance away.

This well-presented flat would be ideally suited to a single professional or couple looking for a home in a sought-after location. Early viewing is highly recommended.

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

**Approximate total area<sup>(1)</sup>**47.5 m<sup>2</sup>  
511 ft<sup>2</sup>

(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

3'11" x 5'1"

The entrance area offers a welcoming start to the home, with a practical size and simple decor, leading directly into the living room and other key areas of the property.

### Bedroom

13'0" x 14'10"

This spacious bedroom is beautifully bright, thanks to a large bay window that fills the room with natural light. The neutral tones and soft carpeted flooring create a warm and welcoming space. The clean lines and simple decor make it easy to personalise, while the room's size comfortably accommodates a double bed along with additional furniture.

### Living Room

13'9" x 11'9"

This inviting living room features a large bay window that allows plenty of natural light to flood in, it enhances the sense of openness. The neutral decor and soft carpeting provide a fresh canvas, perfect for adding your personal touch. The room's layout allows for flexible furniture arrangements.

### Kitchen

11'6" x 7'0"

The kitchen is designed for practicality and style, featuring a galley layout with light wooden cabinetry contrasted by dark countertops. A large window above the sink brings in natural light, making the space feel bright and airy. The kitchen is equipped with an oven, hob, and extractor hood, and offers ample storage and worktop space for meal preparation. Light flooring complements the cabinetry, creating a modern and clean look.

### Bathroom

5'6" x 6'6"


The bathroom is stylish and contemporary, featuring light grey clad walls that add texture and depth to the space. It has a white suite including a bath with a glass screen, a pedestal sink, and a toilet. A large window provides natural light and ventilation, enhancing the fresh and clean feel of the room.

### Hallway

2'10" x 6'7"

A compact hallway providing practical access to the kitchen and bathroom, with neutral walls and flooring that continue the fresh, clean aesthetic of the home.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>67</b>
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.



**HUNT**  
HERE TO GET YOU  
SALES - LETTINGS -



**HUNT**  
HERE TO GET YOU  
SALES - LETTINGS -



**HUNT**  
HERE TO GET YOU  
SALES - LETTINGS -



**HUNT**  
HERE TO GET YOU  
SALES - LETTINGS -



