

HUNTERS[®]

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Victory House, East View, Roker, Sunderland, SR6

HUNT

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SALES / AUCTIONS / LETTING

Victory House, East View, Roker, Sunderland, SR6

Rent: £795 Per Month, Deposit: £917

We are pleased to offer to the rental market this well-presented two-bedroom ground floor flat, ideally situated in the highly desirable area of Fulwell, SR6.

Available immediately on an unfurnished basis, the accommodation briefly comprises an entrance hallway, a spacious lounge, a fitted kitchen, two well-proportioned bedrooms, and a bathroom. The property also benefits from gas central heating and double glazing throughout. Perfectly positioned within easy reach of a wide range of local amenities, reputable schools, excellent public transport links, and Sunderland City Centre, the property is also just a short distance from the beautiful coastline, making it an ideal home for professionals, couples, or small families.

Key Features:

£795 PCM

£917.30 Deposit

Available Immediately

Two Bedroom Ground Floor Flat

Unfurnished

Gas Central Heating

Double Glazing

Sought-After Fulwell Location (SR6)

Excellent Transport Links

Close to Local Amenities and the Coast

EPC Rating: C

Early viewing is highly recommended as we expect this property to attract a high level of interest.

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Approximate total area⁽¹⁾
 44.6 m²
 482 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.



Kitchen / Living Area

13'9" x 11'1"

Bedroom 1

9'6" x 7'3"

Bedroom 2

7'11" x 10'8"

Bathroom

5'5" x 7'3"

Hallway

8'11" x 2'10"

Front Exterior**Energy Efficiency Rating**

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>76</p>	<p>76</p>
England & Wales	EU Directive 2002/91/EC	







