



Coquetdale Villas, Roker Baths Road, SR6

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

# Coquetdale Villas, Roker Baths Road, SR6

## Offers In The Region Of £159,950

\* 2 BEDROOM \* SR6 \* FREEHOLD \* MID-TERRACE \* COUNCIL TAX BAND B \* EPC RATING C \*

This two-bedroom terraced house in Roker, Sunderland is for sale and offers well-presented accommodation in very good condition, ideal for first-time buyers or small families.

On the ground floor, a welcoming reception room includes a modern vertical radiator and provides access to the first floor, as well as leading through to the kitchen. The modern, spacious kitchen enjoys plenty of natural light and ample storage, making it a practical and comfortable space for everyday cooking. From here, you'll find a sunroom, adding an extra versatile area that could suit dining, relaxing, or play space. Upstairs, there is a master bedroom and a single bedroom, along with a bathroom fitted with a shower unit and heated towel rail.

The property has parking at the front and the rear, a valuable feature in this location. It holds an EPC rating of C.

Roker is well known for its seafront and green spaces, with Roker Park and the beach within easy reach for walks, recreation, and family outings. Nearby schools and local amenities, including shops, cafés, and everyday services, are close at hand, making day-to-day living straightforward.

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



**Approximate total area<sup>(1)</sup>**

58.6 m<sup>2</sup>

631 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>

8 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**Entry**

3'0" x 3'4"

**Living Room**

13'6" x 12'4"

**Kitchen**

13'5" x 8'10"

**Sunroom**

8'4" x 6'6"

**Landing**

2'11" x 6'0"

**Bedroom 1**


13'6" x 9'3"

**Bedroom 2**

7'7" x 8'9"

**Bathroom**

5'4" x 5'4"

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</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 -

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	89
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 