



Turnstile Mews, Roker, SR6

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# Turnstile Mews, Roker, SR6

£175,000

\* 2 BEDROOM \* FREEHOLD \* TERRACED \* GARDEN \* SR6 \* COUNCIL TAX BAND B \* EPC RATING C \*

Situated in the highly sought-after coastal area of Roker, this well-presented two-bedroom terraced home offers a practical layout and a convenient location, ideal for a wide range of buyers including first-time buyers, couples, and small families.

The ground floor features a spacious reception room with pleasant views over the rear garden and direct access outside, creating a seamless connection between indoor and outdoor living. The modern kitchen is thoughtfully designed with both style and functionality in mind, and includes a useful breakfast area.

Upstairs, the property offers two well-proportioned double bedrooms. The main bedroom benefits from built-in wardrobes and dual windows, allowing for plenty of natural light, while the second bedroom provides flexible space for guests, family, or a home office. The bathroom is fitted with a modern suite and is partially tiled.

Externally, the home benefits from a driveway providing off-street parking. To the rear, there is a private garden with a lawn and decking area—perfect for relaxing or entertaining.

Roker is renowned for its beautiful seafront and sandy beach, with Roker Park and scenic coastal walks just a short distance away. A range of local shops, cafés, and everyday amenities are close by, while Sunderland city centre is easily accessible by car or public transport.

The area is well-served by local primary and secondary schools, as well as leisure facilities along the coast, making this an appealing option for a variety of buyers.

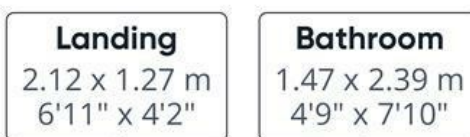
This attractive home presents a great opportunity to enjoy coastal living with easy access to city amenities.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788

sunderland@hunters.com | www.hunters.com



Floor 0



Floor 1

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

53.7 m<sup>2</sup>  
 578 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



**Hallway**

6'2" x 10'5"

**Kitchen**

6'4" x 10'4"

**Living Room**

12'10" x 13'3"

**Landing**

6'11" x 4'1"

**Bedroom 1**

9'5" x 10'4"


**Bedroom 2**

7'10" x 11'1"

**Bathroom**

4'9" x 7'10"

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>	<b>70</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.





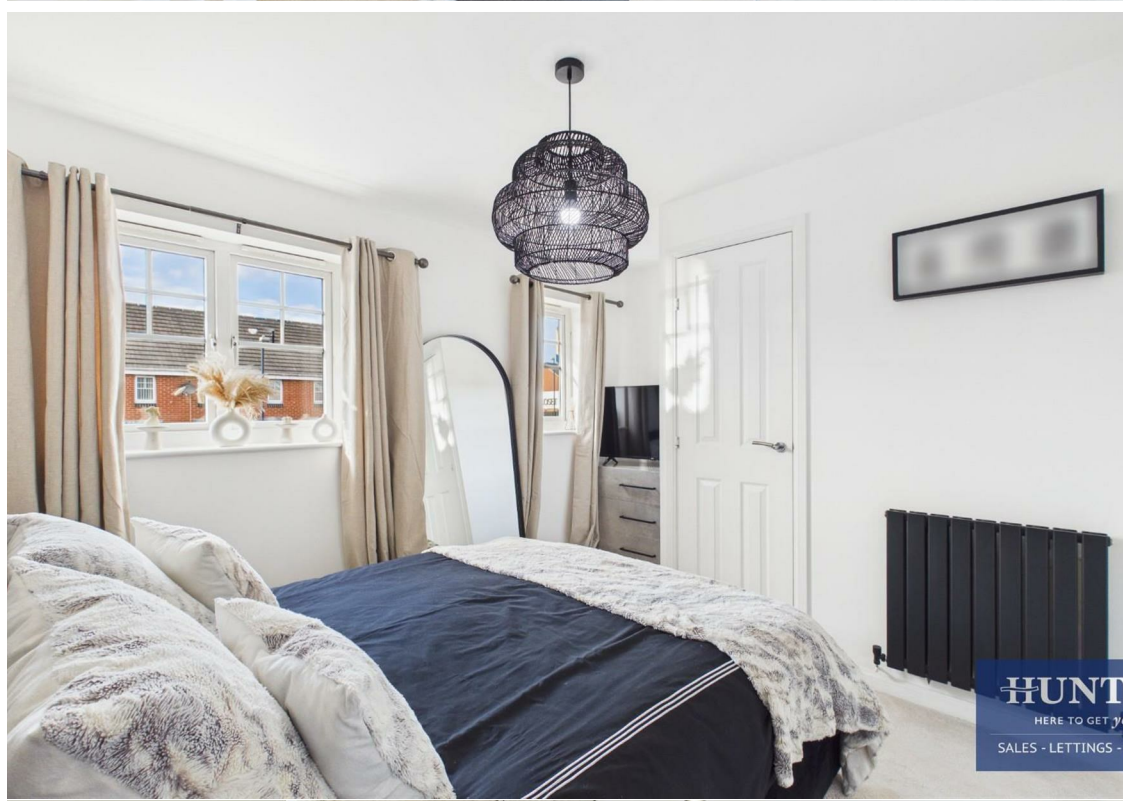
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