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Park Gate, Roker, Sunderland, SR6

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SALES / AUCTIONS / LETTING

Park Gate, Roker, Sunderland, SR6

£875 Per Month

Welcome to this newly renovated ground floor flat located in the highly desirable area of Park Gate, Roker, Sunderland. This newly renovated property makes it an ideal choice for individuals or small families seeking comfort and convenience.

The flat features two bedrooms, providing ample space for relaxation and rest. The modern bathroom is designed with contemporary fittings, ensuring a pleasant experience for residents. One of the standout features of this property is the large rear yard, perfect for enjoying the outdoors, whether for gardening, entertaining guests, or simply unwinding in a private space.

For those with vehicles, the property includes parking for one car, adding to the convenience of living in this lovely flat. The location in Park Gate offers easy access to local amenities, parks, and transport links, making it a practical choice for daily living.

Available immediately, this flat is offered at a competitive rent of £875 per month, with a deposit of £1009. This property presents a wonderful opportunity to secure a modern and comfortable home in a sought-after area. Do not miss the chance to make this delightful flat your new residence.

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Approximate total area⁽¹⁾

61.7 m²

665 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.

GIRAFFE360



Hallway

13'9" x 3'5"

This welcoming entrance hall is bright and airy, featuring light flooring and white walls that extend into the home. It provides a straightforward flow to the rest of the property, inviting guests inside with a fresh and clean atmosphere.

Bedroom 1

13'4" x 13'8"

This spacious bedroom is designed for comfort and natural light, with a large bay window overlooking the front of the property. Neutral carpeting and white walls enhance the sense of calm, while the built-in cupboards provide practical storage solutions.

Bedroom 2

10'4" x 6'10"

This second bedroom is a smaller, bright room with ample natural light from a large window. The laminate flooring and white walls give it a clean and modern feel, making it versatile for use as a bedroom or study area.

Living Room

13'10" x 12'2"

The living room offers a relaxed setting with stylish wood-effect flooring and a modern wall-mounted fireplace as a focal point. It benefits from natural light through a window and a door leading to the kitchen, creating a smart and cosy space for daily living and entertaining.

Kitchen

11'1" x 8'10"

This freshly updated kitchen combines functionality and style with its white cabinetry, dark countertops and patterned floor tiles adding character. The kitchen is well-equipped with an integrated oven and hob, space for a washer dryer and fridge freezer, a stainless steel sink beneath a window, and a door providing access to the rear garden.

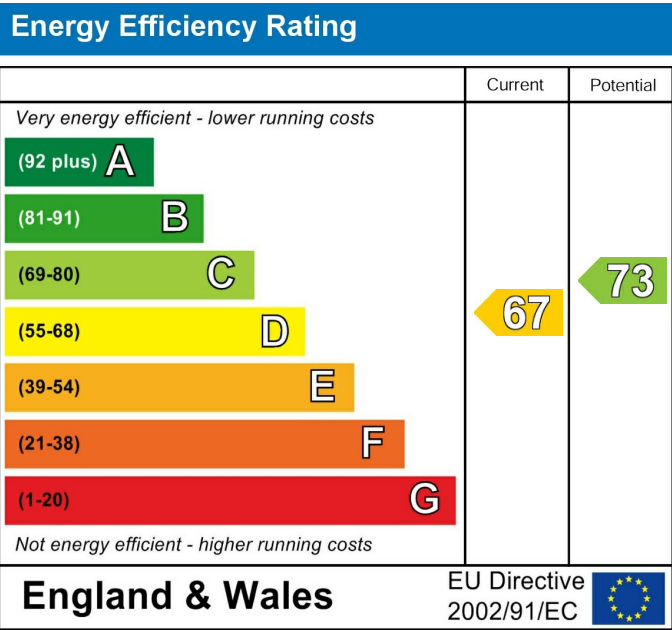
Bathroom

5'7" x 8'9"

This bathroom is bright and functional, featuring a white suite including a bath with an overhead shower, a WC and a wash basin with storage underneath. The patterned floor tiles harmonise with those in the kitchen, adding a touch of style to this practical space.

Rear Garden

The rear garden is a well-maintained, mostly paved outdoor space enclosed by brick walls, providing privacy. It offers a sunny spot for outdoor seating and some planting areas, making it ideal for relaxing or entertaining in a low-maintenance setting.



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.

TO LET

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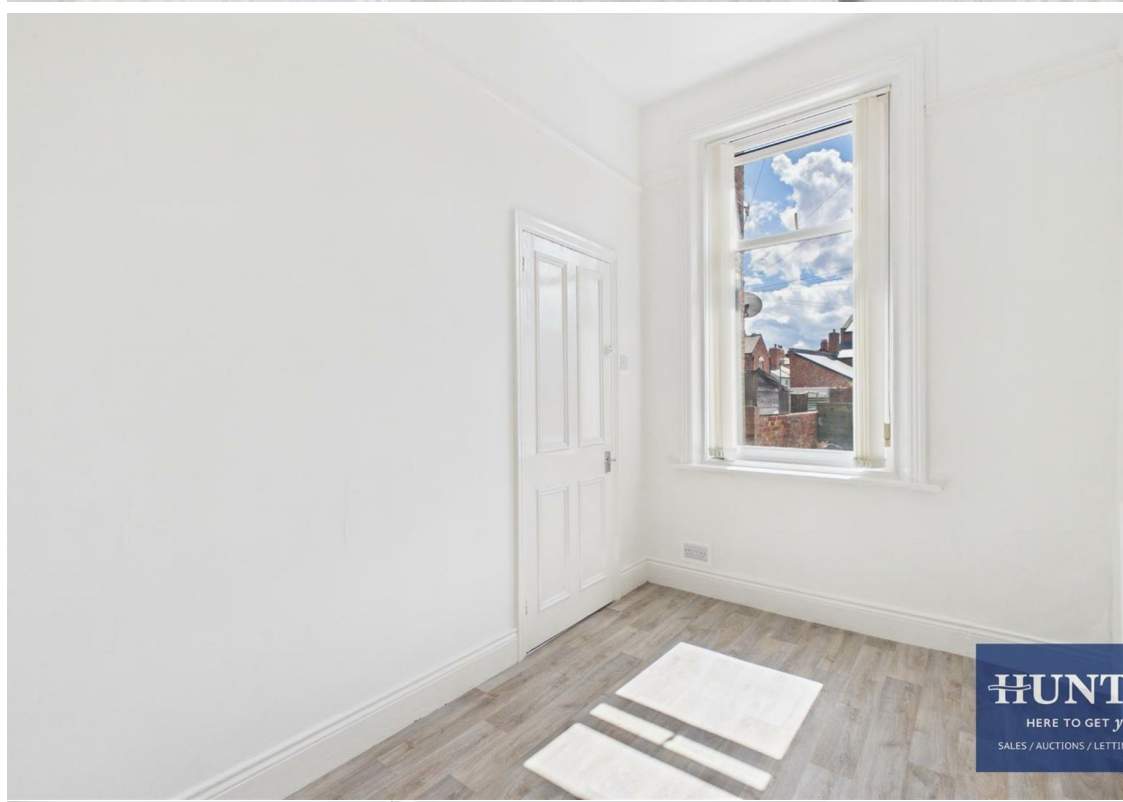
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