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Victory House, East View, Roker, Sunderland, SR6

# 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

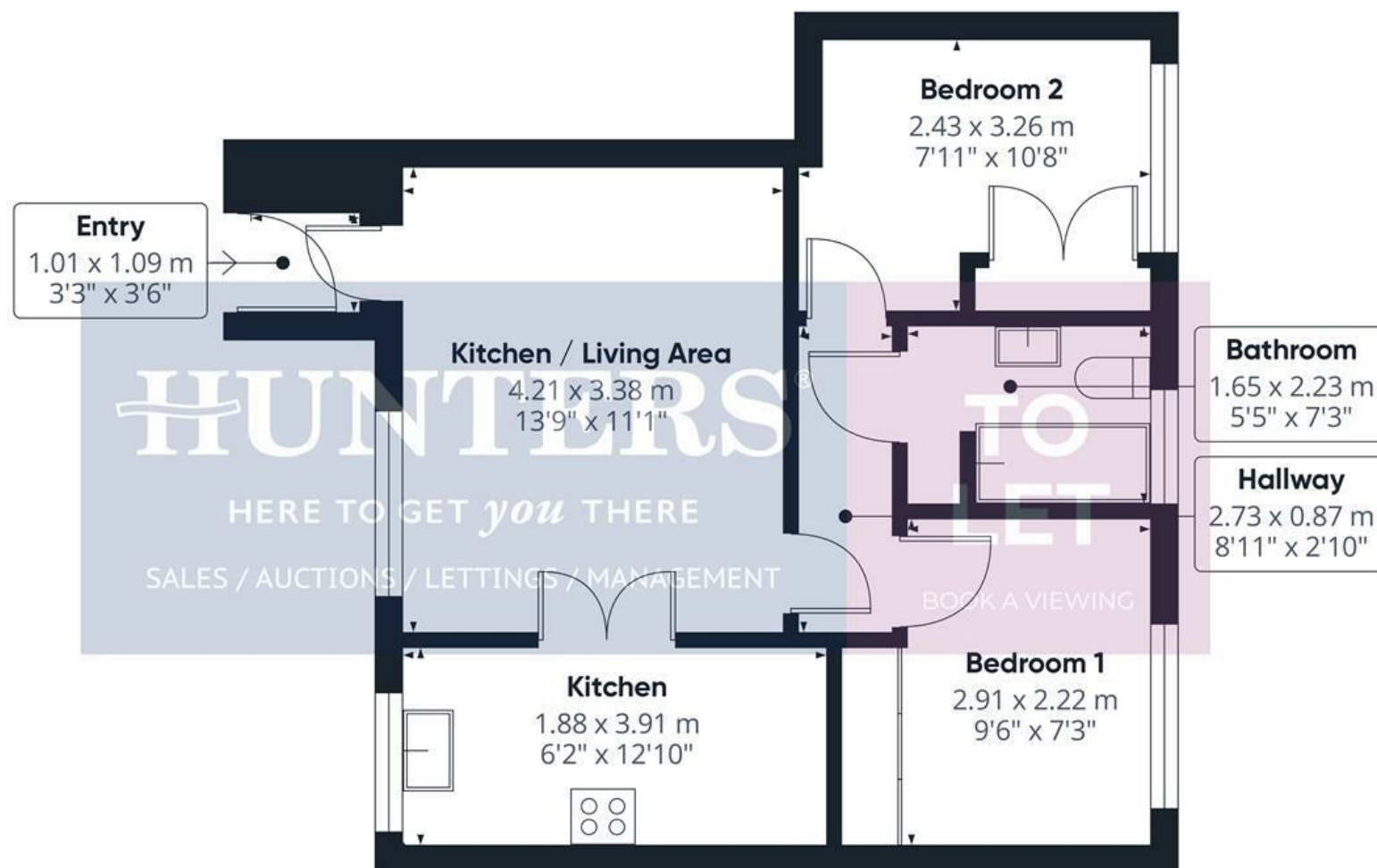
Close to Local Amenities and the Coast

EPC Rating: C

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

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

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

44.6 m<sup>2</sup>

482 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



**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 |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                              |           |
| (92 plus) A                                 |                                                                                                              |           |
| (81-91) B                                   |                                                                                                              |           |
| (69-80) C                                   | 76                                                                                                           | 76        |
| (55-68) D                                   |                                                                                                              |           |
| (39-54) E                                   |                                                                                                              |           |
| (21-38) F                                   |                                                                                                              |           |
| (1-20) G                                    |                                                                                                              |           |
| Not energy efficient - higher running costs |                                                                                                              |           |
| England & Wales                             | 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

# TO LET

BOOK A VIEWING







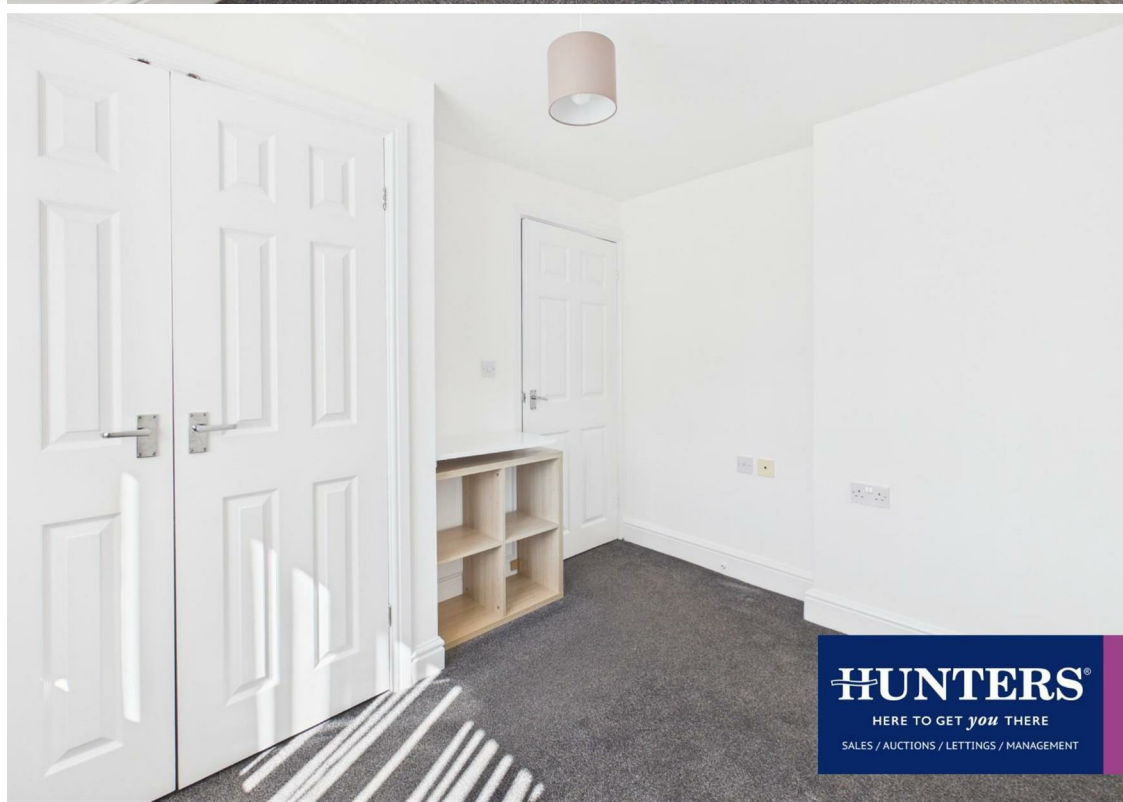
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