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Ashberry Grove, Roker, Sunderland, SR6

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SALES - LETTINGS -

# Ashberry Grove, Roker, Sunderland, SR6

## £1,100 Per Month, Deposit £1,269

Available to Let – A well-presented two-bedroom home situated in the popular residential area of Ashberry Grove, Roker, Sunderland.

Offering approximately 849 sq ft of living space, this attractive property provides comfortable and well-proportioned accommodation throughout. The property features a spacious reception room, ideal for relaxing or entertaining, while the fitted kitchen offers practical space for everyday living.

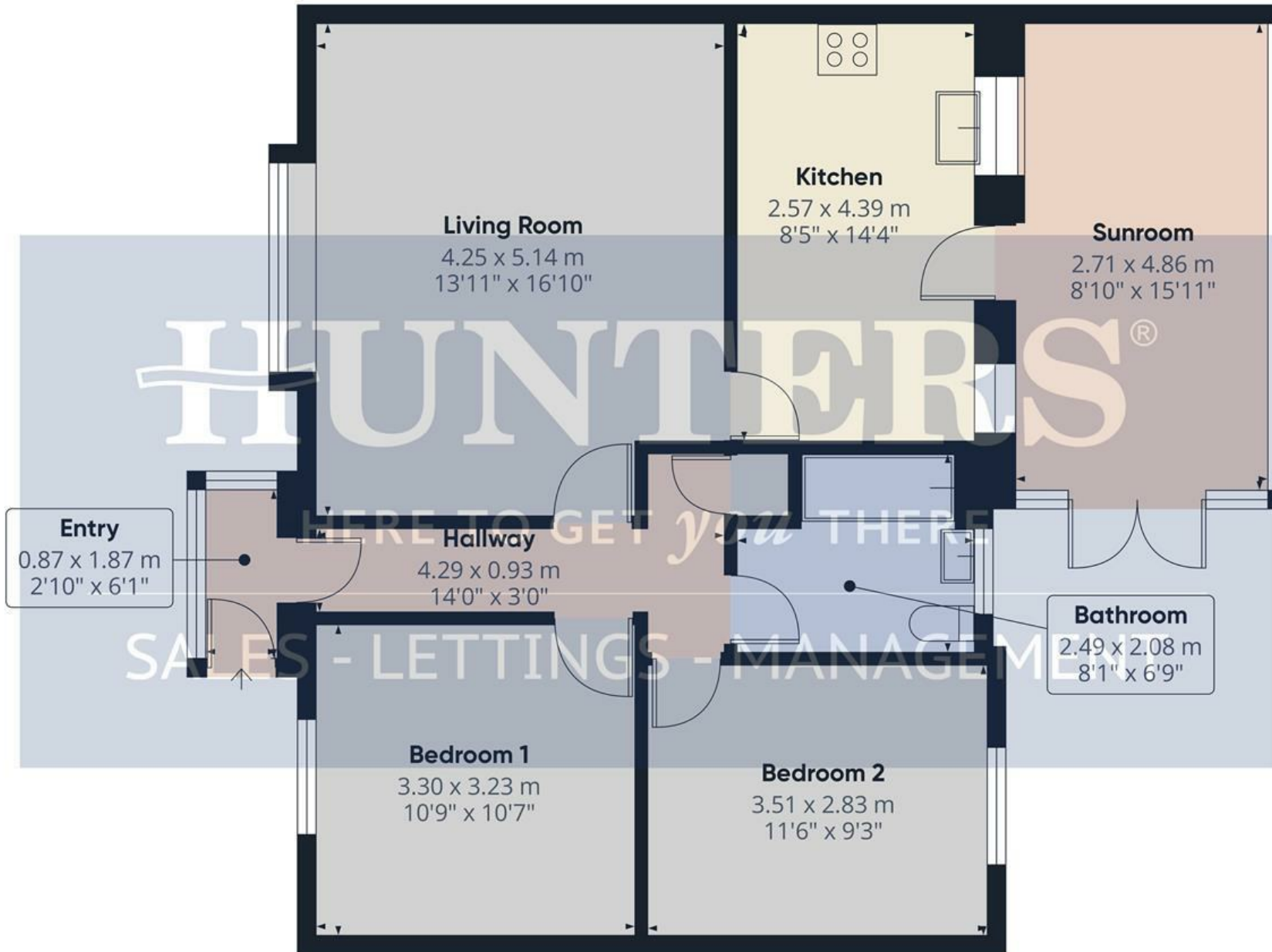
There are two generously sized bedrooms and a modern family bathroom. The property benefits from a bright and welcoming feel throughout, making it an ideal home for professionals, couples, or small families.

Externally, the property offers off-street parking, providing added convenience for residents.

Ideally located in the sought-after Roker area, the property enjoys easy access to local amenities, schools, transport links, and the stunning coastline. Roker Park, the beach, and a variety of cafés, restaurants, and shops are all within easy reach. Early viewing is highly recommended to appreciate the accommodation and location on offer.

### Key Features:

- Two-bedroom house
- Spacious reception room
- Modern kitchen and bathroom
- Off-street parking
- Popular residential location
- Close to local amenities and transport links
- Easy access to Roker seafront and parks
- Sunroom
  
- Rent £1100 Per month
- Deposit £1,269
- Available immediately (subject to referencing)

**Approximate total area<sup>(1)</sup>**78.9 m<sup>2</sup>849 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

**Floor 0** Building 1

**Entry**

2'10" x 6'1"

**Hallway**

14'0" x 3'0"

**Living Room**

13'11" x 16'10"

**Kitchen**

8'5" x 14'4"

**Sunroom**

8'10" x 15'11"

**Bedroom 1**

10'9" x 10'7"

**Bedroom 2**

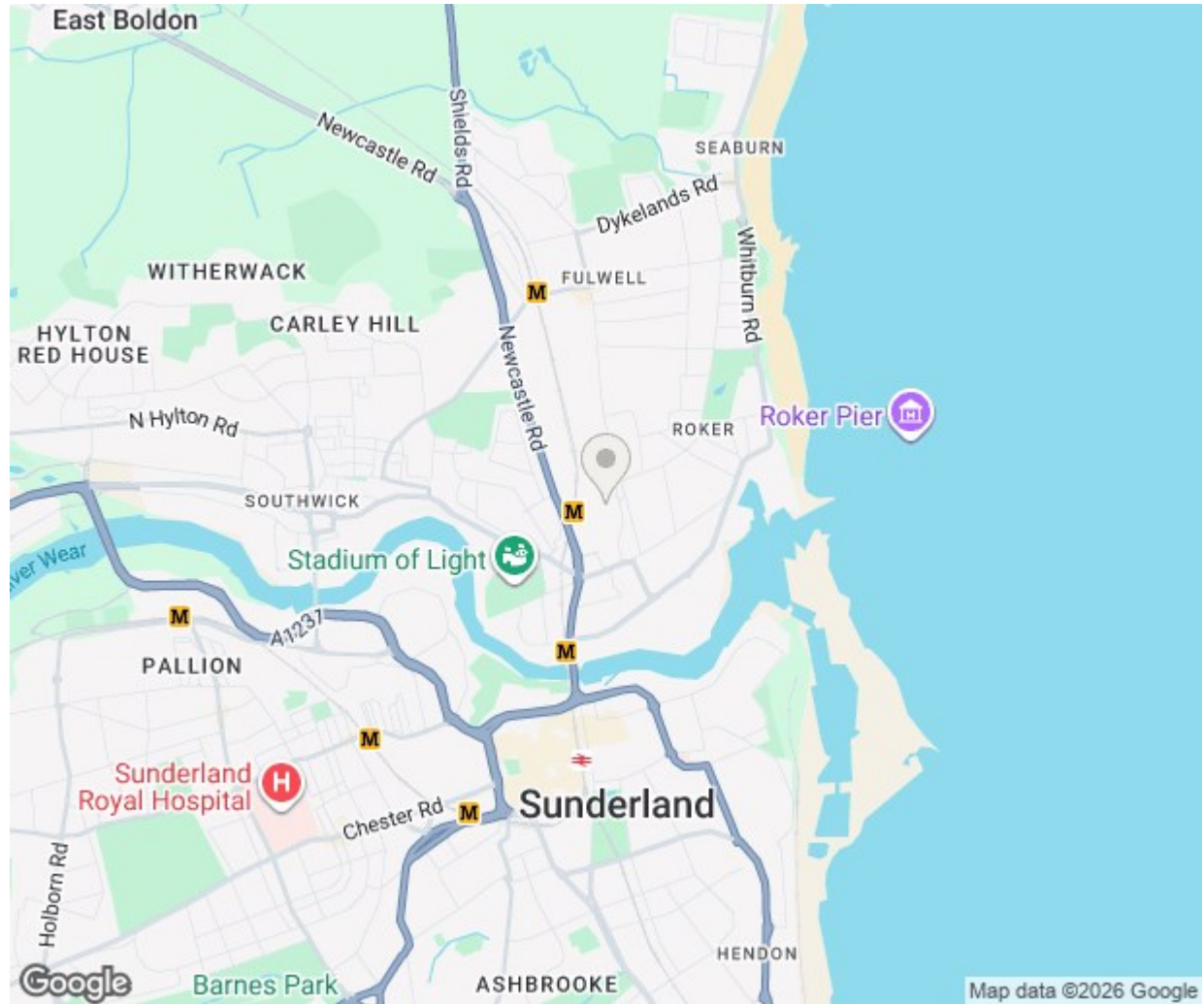
11'6" x 9'3"

**Bathroom**

8'2" x 6'9"

**Garage**

17'4" x 8'4"

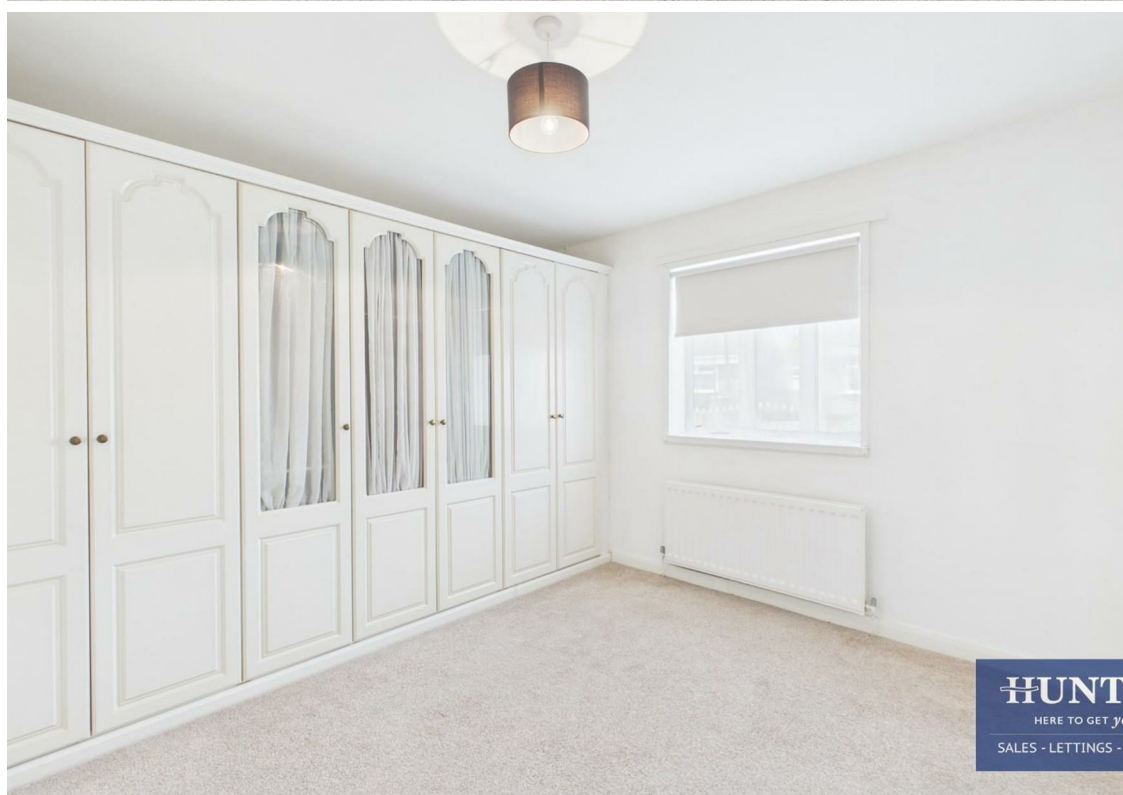


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	



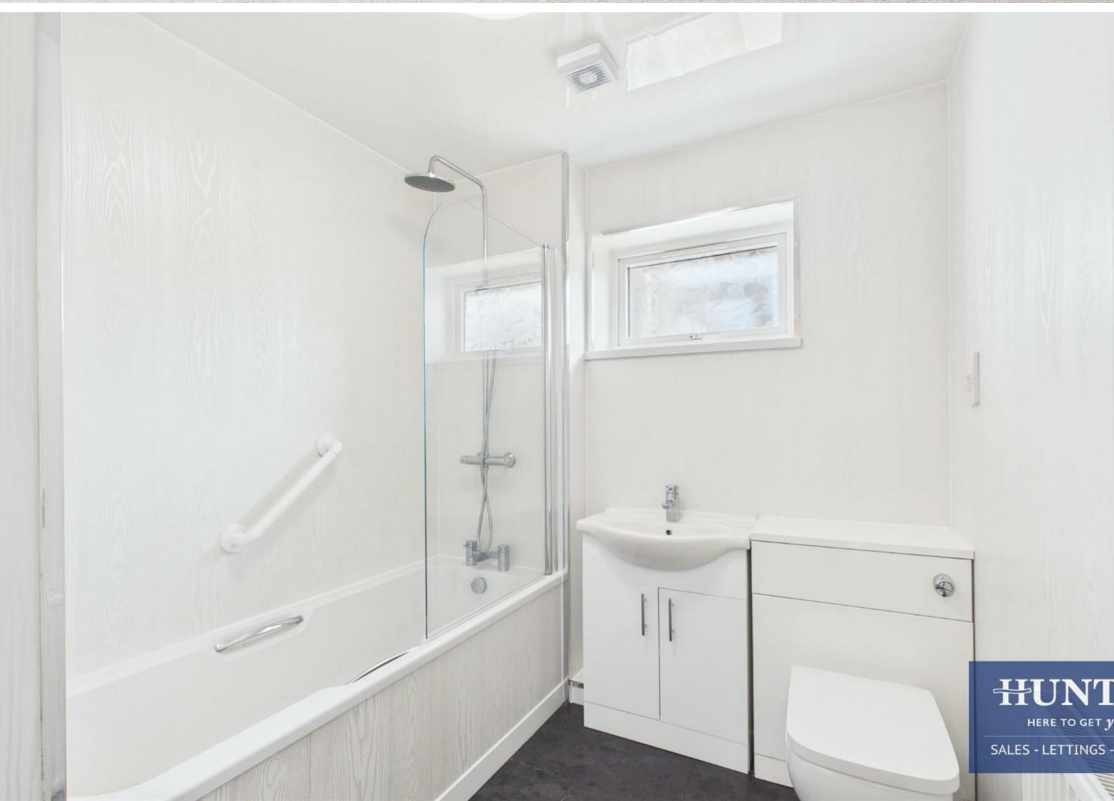




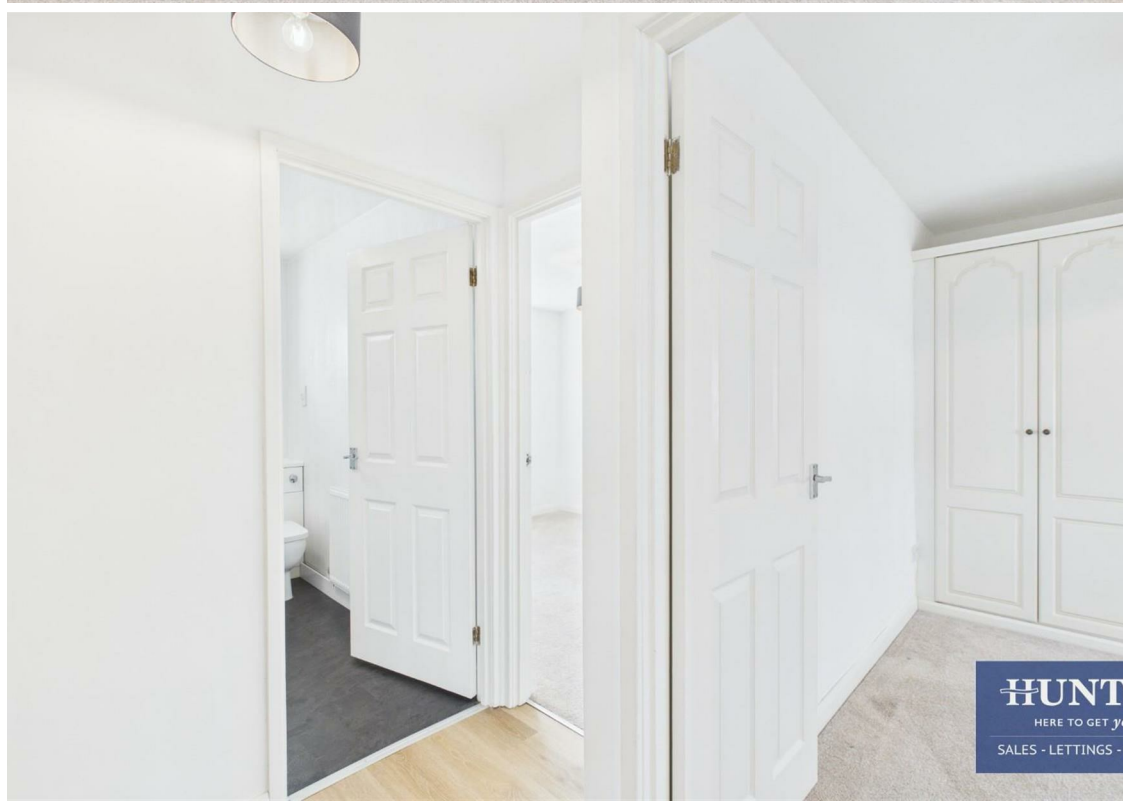
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