

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



Roker Baths Road, Roker, Sunderland, SR6

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£1,200 Per Calendar Month

\* ROKER BATHS ROAD \* SR6 \* £1200 PER MONTH \* £1384.61 DEPOSIT \* 4 BEDROOM \* 2 BATHROOMS \* TERRACED HOUSE \*

This is a stunning terraced property on Roker Baths Road in Roker.

With Roker Park just around the corner, this is ideal for those looking for spacious accommodation near the coast.

Local amenities and transport links are close by as well as the bars, cafes and restaurants which are making the SR6 coastline more desirable than ever.

Offering two large reception rooms, kitchen, four bedrooms and two spacious bathrooms. WC downstairs

Externally there is a rear yard and storage shed.

Please take a walk through the property using our 360 Virtual Tour.

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



Ground Floor Building 1

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

1518.80 ft<sup>2</sup>

141.10 m<sup>2</sup>



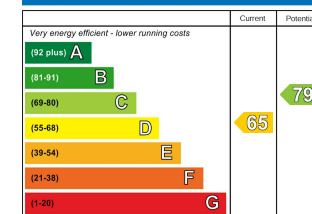
Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

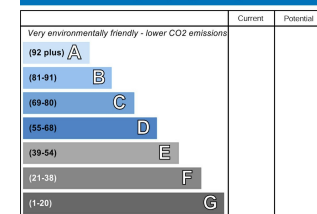
GIRAFFE360

**Energy Efficiency Rating**



England & Wales  
EU Directive 2002/91/EC

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



England & Wales  
EU Directive 2002/91/EC

**Lobby**

4'6" x 4'10"

**Entrance Hallway**

15'3" x 6'6"

**Living Room**

16'11" x 14'0"

**Dining Room**

14'4" x 11'2"

**Kitchen**

20'5" x 12'2"

**Bathroom**

6'2" x 7'10"

**Bedroom 1**

14'7" x 10'3"

**Bedroom 2**

14'5" x 11'2"

**Bedroom 3**

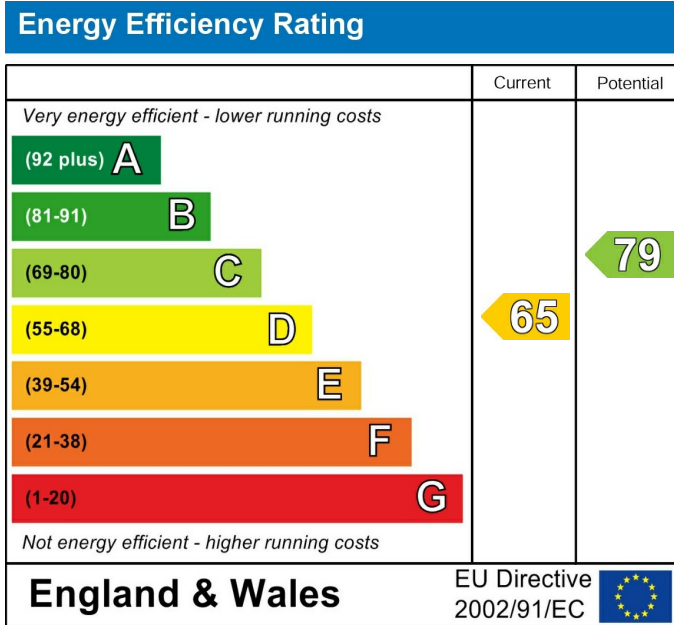
6'10" x 9'3"

**Bedroom 4**

11'4" x 7'5"

**Bathroom 2**

5'6" x 6'2"



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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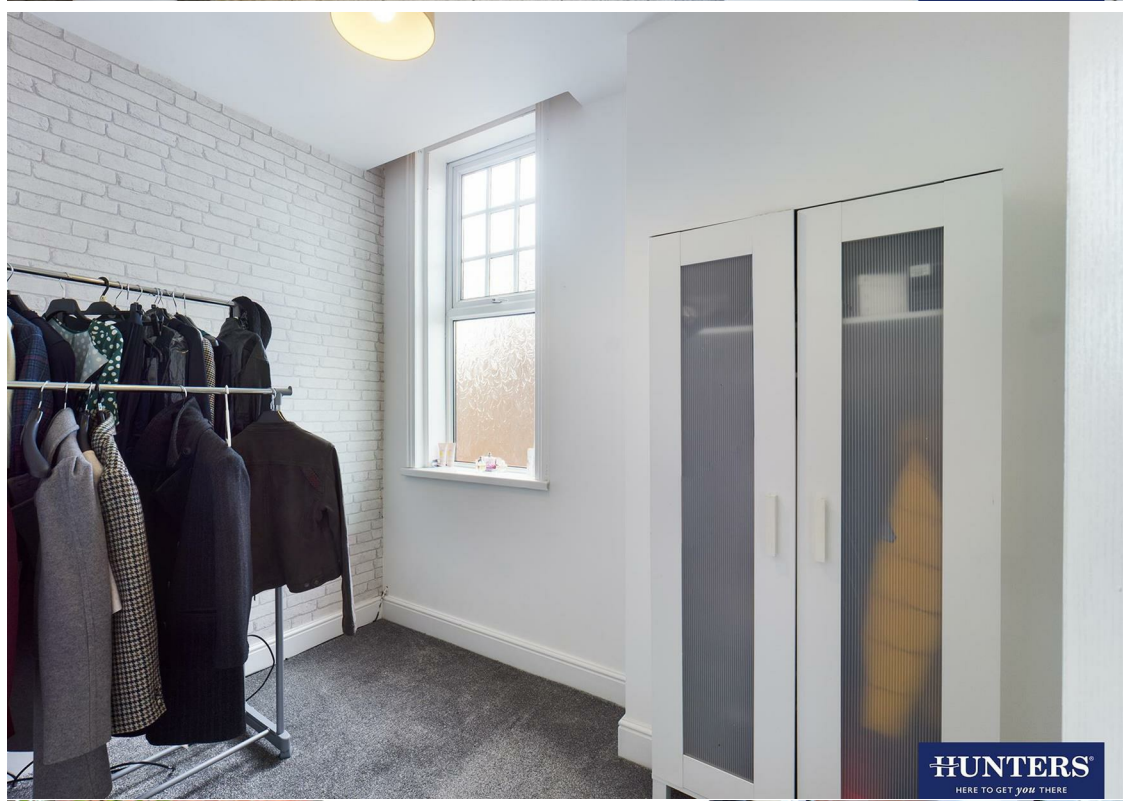
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