



Park Parade, Roker, Sunderland, SR6 9LU | Asking Price: £300,000  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Extremely poor energy efficiency - higher running costs	G	61	70

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
Environmentally friendly - lower CO <sub>2</sub> emissions	B		
Decent environmental friendliness - lower CO <sub>2</sub> emissions	C		
Some environmental friendliness - lower CO <sub>2</sub> emissions	D		
Not very environmentally friendly - higher CO <sub>2</sub> emissions	E		
Very poor environmental friendliness - higher CO <sub>2</sub> emissions	F		
Extremely poor environmental friendliness - higher CO <sub>2</sub> emissions	G	54	65

England & Wales EU Directive 2002/91/EC

**DISCLAIMER**

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.



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