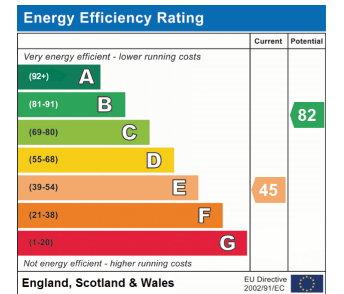




17 Western Hill, Sunderland, Tyne and Wear SR2 7PH

■ SPACIOUS FAMILY HOUSE



£950 pcm



2 Bathrooms



4 Bedrooms

PROPERTY FEATURES

- Council Tax Band A (students must provide an exemption)
- Damage Deposit £1096.15 (5 weeks rent)

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rightmove

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PRS Property Redress Scheme

rightmove

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PRS Property Redress Scheme

Available from 18th July 2025

A newly refurbished four bedroom, two reception room and two bathroom unfurnished family house located close to both the Royal Hospital and City University campus. The city centre is also close and transport is excellent, provided by local metro station and wide range of bus services.

Internally the property offers spacious accommodation over two floors with modern features including gas central heating run from a combination boiler, UPVC double glazing and newly fitted kitchen and bathrooms.

Externally to the rear is a yard.

Available now.

Council Tax Band A (students must provide an exemption)

Damage Deposit £1096.15 (5 weeks rent)

Accommodation
UPVC entrance door into

Reception Hallway
Accessing both ground and first floor accommodation, with under stair store and rear access door.

Sitting Room (Front)
4.70m x 4.32m (15' 5" x 14' 2") approximately
Into a bay window, a large room ideal for family living.

Dining Room/Second Reception Room
3.35m x 4.90m (11' 0" x 16' 1") approximately
An excellent second reception overlooking the rear with fitted storage.

Kitchen/Breakfast Room
3.88m x 2.81m (12' 9" x 9' 3") approximately
Fitted with a range of newly fitted units to wall and base with laminate work surfaces, drainage sink and halogen hob. Other benefits include a split level oven , filter hood , fridge freezer (to be installed), ample space for dining table, vinyl flooring and plumbing for appliances.

Inner Lobby
Leading into

Seperate Toilet
With low level toilet.

Bathroom
With sink , bath, bath shower attachment, shower screen, extractor and vinyl flooring.

First Floor Landing
With large landing area and side window.

Bedroom One (Front)
3.82m x 3.19m (12' 6" x 10' 6") approximately
An excellent double room with fitted storage.

Bedroom Two (Rear)
3.97m x 3.36m (13' 0" x 11' 0") approximately
An excellent double room with fitted storage.

Bedroom Three (Front)
2.73m x 1.98m (8' 11" x 6' 6") approximately
A single bedroom or ideal office

Bedroom Four (Rear)
3.30m x 2.86m (10' 10" x 9' 5") approximately
An excellent double room with fitted storage.

Bathroom & Toilet
Fitted with a white three piece suit with toilet, sink and bath with bath shower fitting and shower screen. Other benefits include vinyl flooring and extractor.

Externally
There is a yard to rear.