



132 Hylton Road, Nr City Campus SUNDERLAND SR4 7XT
Council tax band A (students must provide exemption)



£1,750 pcm



2 Bathroom



5 Bedrooms

PROPERTY FEATURES

- Available from 13/08/2025
- EPC Rating D
- Located close to University City Campus.

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AVAILABLE 30/08/2025

Suitable for both students and working professionals.

- Located close to University City Campus.
- Furnished five bedroom, two shower room property
- Double glazing, gas heating, modern specification
- Bills are not included.

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Damage deposit (5weeks) £2019.23

Lobby
Entrance lobby with secondary door leading into

Hall
Entrance hallway providing access to ground and first floor accommodation with telephone point, radiator and door leading into;

Living Room
11' 11" x 13' 10" (3.64m x 4.21m) approx

Excellent living room with television aerial point, radiator and double multi-paned doors leading into;

Kitchen
9' 1" x 8' 10" (2.78m x 2.68m) approx

Fitted kitchen with a comprehensive range of ash style laminate units to wall and base with brushed steel furniture and black granite style laminate work surfaces over incorporating a four ring gas brushed steel hob and electric oven under. With brushed steel filter hood over and stainless steel drainage sink with chrome mono-bloc tap fitting. Other benefits include larder fridge and separate freezer, washer/dryer, tiled splash backs, vinyl flooring, rear window and access door.

Bedroom
14' x 14' 6" (4.27m x 4.43m) approx, (at widest)

Excellent double bedroom with TV aerial point, telephone point, two wall mounted side lights and radiator.

Bathroom
Bathroom/Toilet fitted with a white three piece suite with chrome furniture including low level WC, pedestal hand basin and panelled bath. This sizeable room also features a separate shower unit with mains operated chrome shower fitting, rear window, extractor, vinyl panelling to wall and ceiling, vinyl flooring, mirror and radiator.

Separate Toilet
Has white low level WC, hand basin, vinyl flooring and extractor.

Landing (First Floor)
Provides access to first and second floor accommodation, leading into

Bedroom
14' x 10' 6" (4.26m x 3.19m) approx

Front double bedroom is superbly proportioned, with double wardrobes, fitted to either side of the chimney breast, ideal for hanging and shelving purposes. Other benefits of the room include radiator.

Bedroom
10' x 13' 11" (3.05m x 4.24m) approx

Rear double bedroom with double fitted wardrobes. Superbly proportioned and also features radiator.

Bedroom
6' 6" x 10' 1" (1.98m x 3.08m) approx

Well proportioned single bedroom with radiator

Bedroom
16' 6" x 19' 6" (5.04m x 5.94m) approx

Second floor double bedroom accessed via a private staircase. Wonderfully spacious double bedroom with restricted head height to part. Features include two Velux windows and two radiators.

Yard (Rear)
Rear yard accessed via a timber gate or metal up and over door, providing ample space for external storage or the parking of one family sized car.