



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

**£600 pcm**



1 Bathroom



1 Bedroom

### PROPERTY FEATURES

- Council Tax Band A (students must provide an exemption)
- Damage Deposit £692.30 (5 weeks rent)

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Sunderland, SR1 1NA

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A newly refurbished one bedroom unfurnished terraced house, located on a popular residential street close to local shops and amenities.

Internally the accommodation is excellent with neutral decor maximising the feel of light and space.

Modern features include a gas fired central heating system ensuring economy and efficiency, UPVC double glazing to windows and doors, shower fitting and modern fitted kitchen with appliances.

Externally there is a larger yard to the rear with a good store room, externally accessed.

Viewing essential.

Council Tax Band A (students must provide an exemption)

Damage Deposit £692.30 (5 weeks rent)

Accommodation

UPVC entrance door into

Hallway

Accessing the accommodation and with loft access.

Living Room (Rear)

4.35m x 3.05m (14' 3" x 10' 0") approximately Including a decorative fireplace and mantle piece surround, an ideal room for day to day living

Kitchen (Rear)

3m x 2.11m (9' 10" x 6' 11") (at widest) approximately Fitted with new range of modern units with laminated work surfaces over, including a cooker with hob and oven, washing machine, larder fridge/freezer, vinyl flooring, side window and UPVC door to rear yard.

Bedroom (Front)

4.15m x 4.06m (13' 7" x 13' 4") approximately An excellent double bedroom.

Bathroom & Toilet

Fitted with a white three piece suit including a toilet, sink and bath with shower fitting over. Other benefits include extractor and vinyl flooring.

Rear Yard

With up and over door offering vehicle access, sizeable storage shed and westerly aspect.