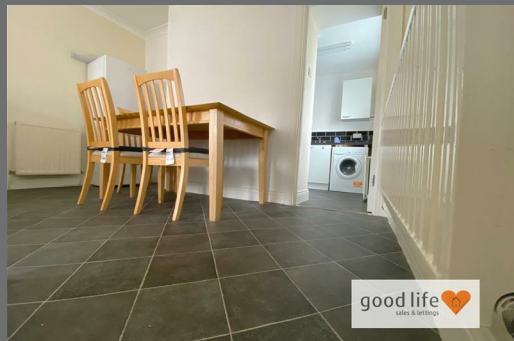


Hylton Road
Sunderland
SR4 7YF



Hylton Road

£700 Per Month

INTRODUCTION

TO LET PART FURNISHED - AVAILABLE NOW - 2 DOUBLE BEDROOM FIRST FLOOR FLAT - VERY WELL PRESENTED - CLOSE TO LOCAL AMENITIES AND SUNDERLAND ROYAL HOSPITAL

ENTRANCE

Entrance to the side of the property, carpeted stairs leading to dining area. On street parking opportunities.

LOUNGE

Carpeted flooring, 1 double radiator, 2 windows. A charming, carpeted lounge furnished with two couches (one single, one double.) The boiler is situated in a cupboard to the side of the lounge, with an opportunity for storage to the side. Leads into the first double bedroom. The lounge is open plan to the dining area.

DINING AREA

Tile effect floor, 1 single radiator. A charming dining space furnished with a wooden dining table, 3 chairs and fridge/freezer. Leads to the kitchen. The dining area is open plan to the lounge area.

KITCHEN

Tile effect flooring, 1 double radiator, 1 window. A well-presented kitchen completed with an electric oven/hob and a washing machine with ample cupboard space.

BEDROOM 1

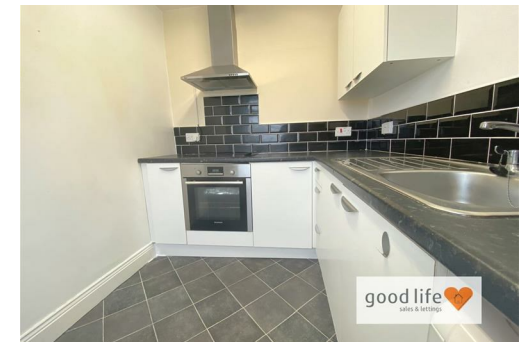
Carpeted flooring 1 radiator, 2 windows. The first bedroom is currently carpeted and furnished with a double bed, a chest of wooden drawers and a freestanding wardrobe.

BEDROOM 2

A spacious double bedroom completed with a double bed, 2 wooden bedside cabinets, a chest of drawers and a large freestanding wardrobe. Both bedrooms benefit from natural light.

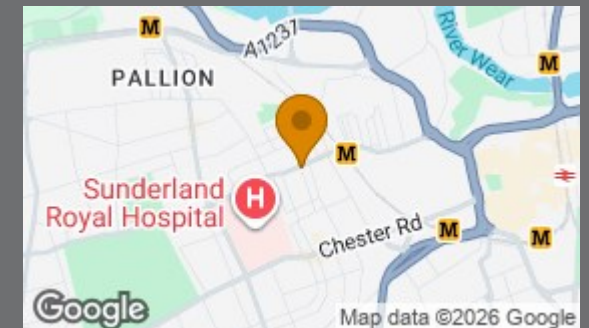
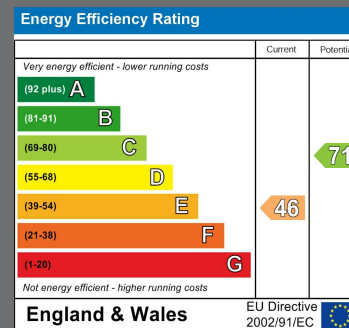
BATHROOM

Stone effect floors, 1 single radiator, extractor fan. Completed by a bath with a detachable shower head, sink and toilet.



Local Authority

Council Tax Band



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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