



3 Castleford Road, Hylton Castle, Sunderland, Tyne & Wear, SR5 3TH

£725 Per Calendar Month





## Key features

- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- SEPERATE DINING
- MODERN BATHROOM
- CLOSE TO LOCAL AMENETIES
- GREAT TRANSPORT LINKS
- EASY ACCESS TO A19
- GARDENS TO THE FRON AND REAR
- VIEWING ADVISED



## Description

Nestled on Castleford Road in the charming area of Hylton Castle, Sunderland, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable rental. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest.

The layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. The separate kitchen and dining area offer a functional space for culinary pursuits and family meals, making it an ideal setting for creating lasting memories.

Convenience is a key feature of this property, as it is situated close to local amenities, ensuring that everyday necessities are just a stone's throw away. Additionally, the easy access to the A19 makes commuting and exploring the wider region a breeze, enhancing the appeal for those who travel for work or leisure.

This semi-detached house is not just a home; it is a gateway to a vibrant community and a comfortable lifestyle. With its practical layout and prime location, it is a must-see for anyone looking to settle in this lovely part of Sunderland.





PORCH

LOUNGE  
14'4 x 12'1

DINING  
7'10 x 7'9

KITCHEN  
9'3 x 8'10

LANDING

BEDROOM ONE  
13'1 x 10

BEDROOM TWO  
10'8 x 10'3

BATHROOM  
6'6 x 5'8











## EXTERNAL

### DISCLAIMER LETTINGS

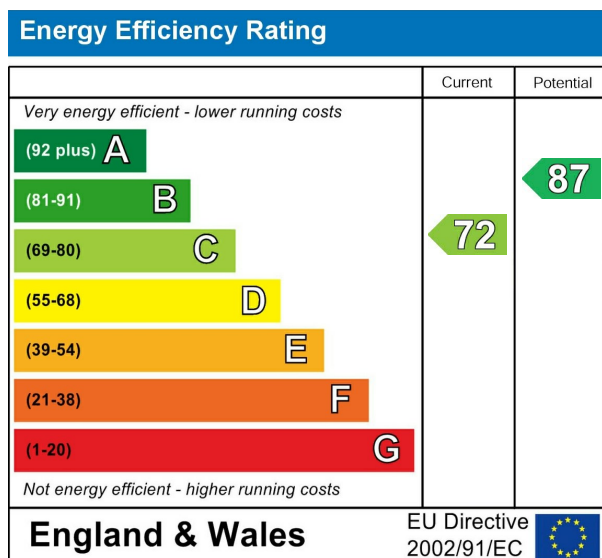
#### WE REQUIRE

One month's rent in advance = £725

One month's rent as a damage deposit = £725

To hold this property from other viewings while references are carried out, we require one weeks rent as a holding deposit.

The particulars on these properties are set out as a general guidance for intended for tenants contracts The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading.



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