

Rainton Street  
Millfield  
Sunderland  
SR4 7DE



# Rainton Street

## £675 PCM

### INTRODUCTION

2 BED TERRACED HOUSE – TO LET IMMEDIATELY – UNFURNISHED – POPULAR MILLFIELD LOCATION – CLOSE TO HOSPITAL, TRANSPORT LINKS, HOSPITAL & UNIVERSITY.

### ENTRANCE HALL

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, double radiator. 3 doors leading off to bedroom 1, lounge and bedroom 2.

### BEDROOM 1

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window. Double doors leading off to lounge.

### BEDROOM 2

Laminate wood-effect flooring, single radiator, rear facing white uPVC double-glazed window. This is a single bedroom.

### LOUNGE

Laminate wood-effect flooring, double radiator, rear facing white uPVC double-glazed window. Fire surround with tiled hearth and back and electric fire. Door leading off to kitchen, double doors leading into bedroom 1.

### KITCHEN

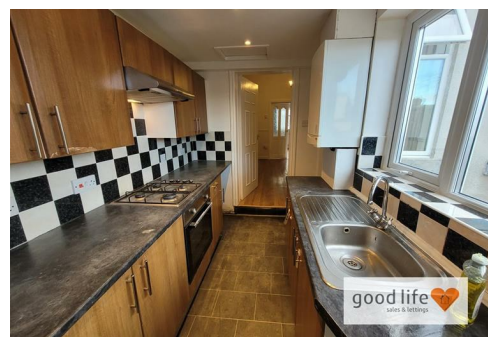
Vinyl flooring, double radiator, side facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units in a oak effect finish with contrasting laminate wood-effect work surfaces. 4 ring gas hob, built in electric oven and extractor fan. Stainless steel sink with single bowl, single drainer and matching Monobloc tap. Space and plumbing for a washing machine, space for tall fridge/freezer, uPVC door leading to the rear courtyard.

### BATHROOM

Tiled flooring, radiator, white uPVC double-glazed window with privacy glass side facing. White bathroom suite comprising; toilet with low level cistern and push button flush, sink with single pedestal and chrome tap, bath with panel, glass shower screen and handheld shower.

### EXTERNALLY

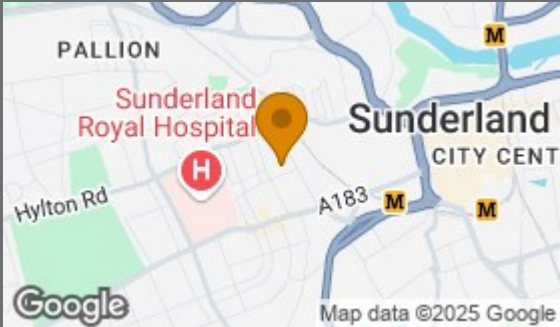
The property has a low maintenance rear courtyard with electric roller shutter garage door. There is enough room to park 1 vehicle if required.



Local Authority  
Sunderland

Council Tax Band  
A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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





## Good Life Homes - Lettings

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