

Cramlington Road  
Hylton Castle  
Sunderland  
SR5 3TA



# Cramlington Road

## £750 Per Month

### INTRODUCTION

TO LET UNFURNISHED - WELL PRESENTED 3 BEDROOM HOME - HYLTON CASTLE LOCATION - RECENT KITCHEN & FLOOR COVERINGS - AVAILABLE NOW...

### ENTRANCE HALL

Recently laid carpet flooring, double radiator, 2 doors leading off, 1 to lounge and 1 to kitchen.

### LOUNGE

Recently decorated with laminate wood-effect flooring, double radiator, white uPVC double-glazed bay window.

### DINING KITCHEN

Running the full width of the property to the rear, this is a lovely dining kitchen with vinyl wood-effect flooring, double radiator, rear facing white uPVC double-glazed window with views over the garden and partially-glazed hardwood door leading out rear garden. Modern fitted kitchen in a light grey finish with contrasting laminate work surfaces, stainless steel sink with single bowl, single drainer and Monobloc tap, freestanding new electric oven with 4 ring ceramic hob and stainless steel splash back with matching fan, space for tall fridge/freezer, space for washing machine.

### FIRST FLOOR LANDING

Carpet flooring, loft hatch, 4 doors, 3 to bedrooms and 1 to bathroom.

### BATHROOM

Vinyl flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome taps, bath with uPVC cladding panel, chrome taps with showerhead attachment and glass shower screen over.

### BEDROOM 1

Carpet flooring, radiator, 2 rear facing white uPVC double-glazed windows. This is a large double bedroom.

### BEDROOM 2

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

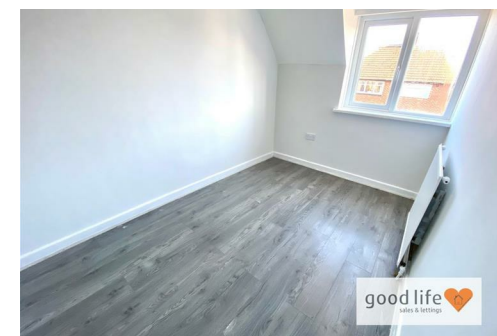
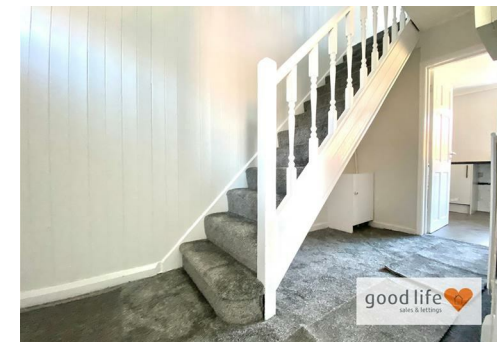
### BEDROOM 3

Large enough to accommodate a double bed but this would be classed as a large single. White uPVC double-glazed window, radiator, laminate wood-effect flooring. Built-in open cupboard providing some storage space.

### EXTERNALLY

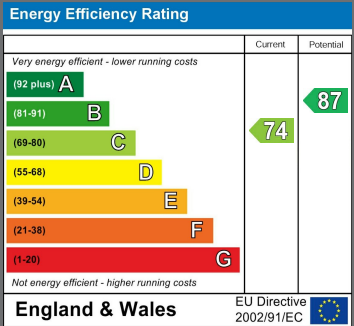
On street parking, pathway leading GRP double glazed door.

The property has a large rear garden plot with sunny aspect, paved patio area immediately adjacent to the house and summer house to the rear. Lovely large family garden.



Local Authority  
Sunderland

Council Tax Band  
A



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





## Contact

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