



Florence Crescent, Southwick, Sunderland, SR5

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# Florence Crescent, Southwick, Sunderland, SR5

## £825 Per Month, Deposit £951

Available Now | Recently Refurbished | Three Bedrooms | Loft Room | Off-Street Parking

Situated in the popular residential area of Florence Crescent, Southwick, this recently refurbished three-bedroom mid-terrace bungalow offers spacious and well-presented accommodation, making it an ideal home for families, couples or professionals.

The property briefly comprises an entrance hallway, a bright and spacious lounge, a modern fitted kitchen, three well-proportioned bedrooms and a contemporary family bathroom. In addition, there is a useful loft room, providing flexible space for a home office, dressing room, hobby room or additional storage.

Externally, the property benefits from off-street parking to the rear with the added security of a roller shutter door.

Conveniently located close to local shops, schools, public transport links and major road networks, the property offers easy access to Sunderland City Centre and surrounding areas.

Rent: £825 PCM

Deposit: £951

Available: Immediately

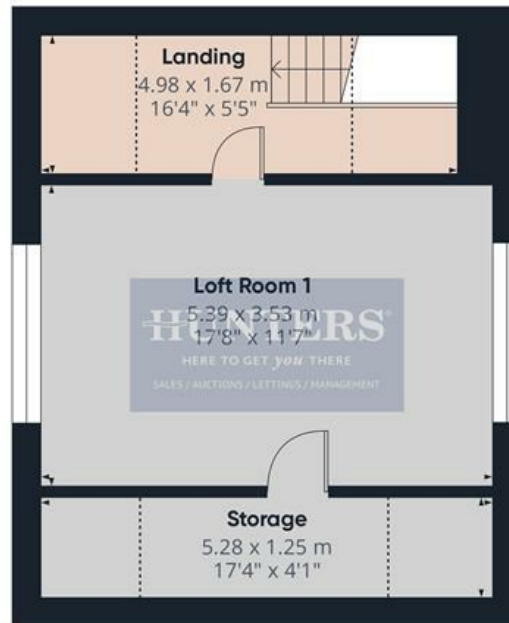
Early viewing is highly recommended to avoid disappointment.

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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

107.5 m<sup>2</sup>

1155 ft<sup>2</sup>

Reduced headroom

5.5 m<sup>2</sup>

59 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Entry

3'2" x 4'1"

## Hallway

13'7" x 4'2"

This welcoming hallway is bright and spacious, featuring fresh white walls and a soft grey carpet underfoot. It provides access to several rooms and the staircase, while double-glazed windows allow natural light to stream in, creating an airy atmosphere.

## Bedroom 1

13'5" x 11'0"

Bedroom 1 is a generously sized double room with high ceilings and an abundance of natural light from a large window. The soft grey carpet and white walls create a peaceful and fresh environment, with a built-in storage cupboard adding practical storage space. It is complemented by a modern wall-mounted electric fireplace that creates a cosy focal point in the room.

## Bedroom 2

13'6" x 7'4"

Bedroom 2 is a comfortable room with a calming atmosphere, featuring white walls and grey carpeting. A large window ensures the space is naturally lit, making it a welcoming place to rest or work.

## Living Room

13'5" x 12'9"

The living room is a comfortable space filled with natural light from a large window. It has fresh white walls and a grey carpet.

## Kitchen

11'1" x 8'11"

This kitchen features a neat arrangement of wooden cabinets with black granite-effect countertops and matching splashbacks. The herringbone-patterned wood effect flooring adds a touch of style, while a large window above the sink fills the room with daylight. A stainless steel extractor hood is positioned above the hob, with plenty of space for free standing appliances.

## Bathroom

8'3" x 8'10"

This bathroom offers a spacious layout with neutral tiled walls and floor in soft beige and brown tones. It features a curved corner bath, a pedestal sink, and a toilet, all arranged to maximise space and comfort. A frosted window provides privacy while allowing natural light to enter.

## Bedroom 3

13'5" x 8'10"

Bedroom 3 is a slightly smaller room, well-lit by a window and finished with the same neutral palette of white walls and grey carpet as the rest of the property. It offers a versatile space suitable for various needs, and space for a single bed.

## Landing

16'4" x 5'5"

The landing upstairs is bright and elongated, with white walls and grey carpeting. It connects the staircase to the loft room and provides extra space that could be used for storage or display shelves.

## Loft Room 1

17'8" x 11'7"

This loft room is a large, versatile space. It is carpeted in grey with white walls, making it a light and inviting area that could be used as an office, or playroom.

## Storage


17'4" x 4'1"

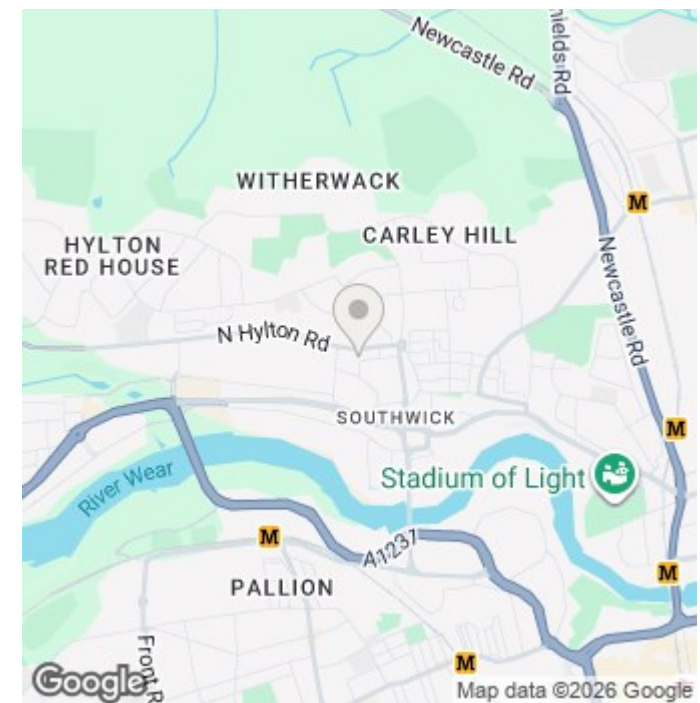
The storage room adjacent to the loft offers practical space for keeping belongings out of sight. It has a long and narrow layout with a door for easy access, and potentially adding clothes rails for extra storage.

## Rear Garden

The rear garden is a private, low-maintenance courtyard paved with concrete, enclosed by brick walls. It includes a detached garage with a roller door, providing secure parking or additional storage space.

## 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>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

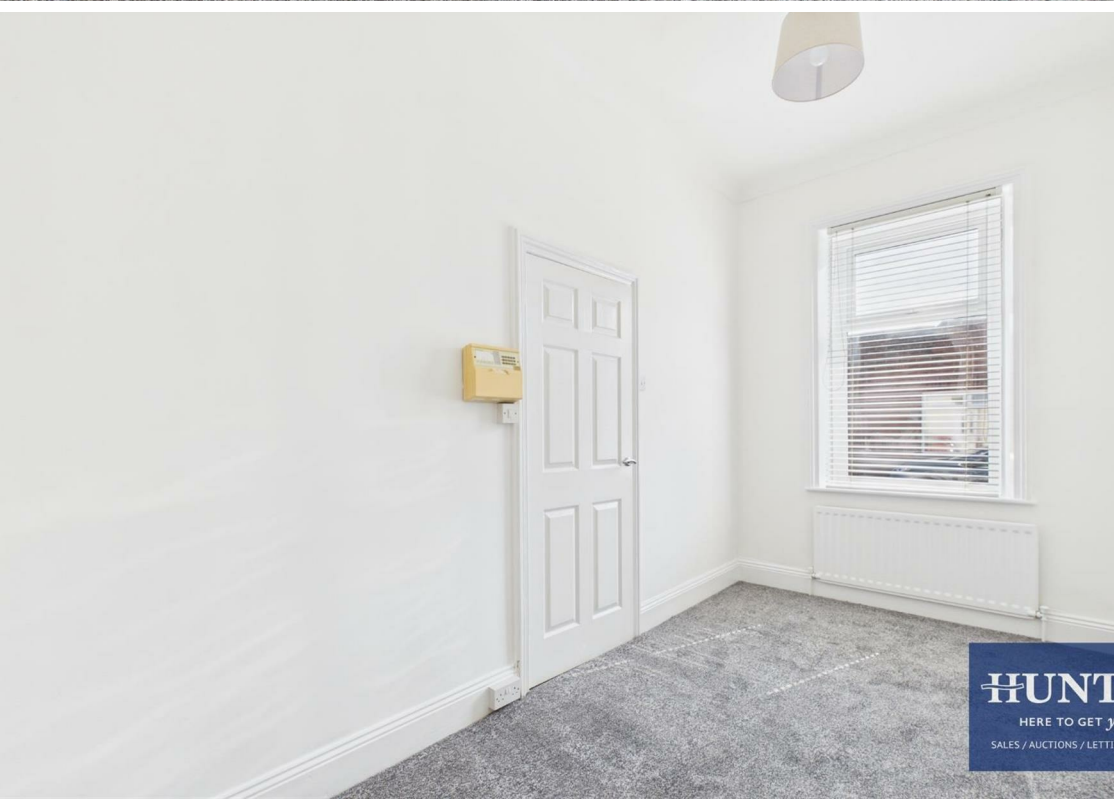




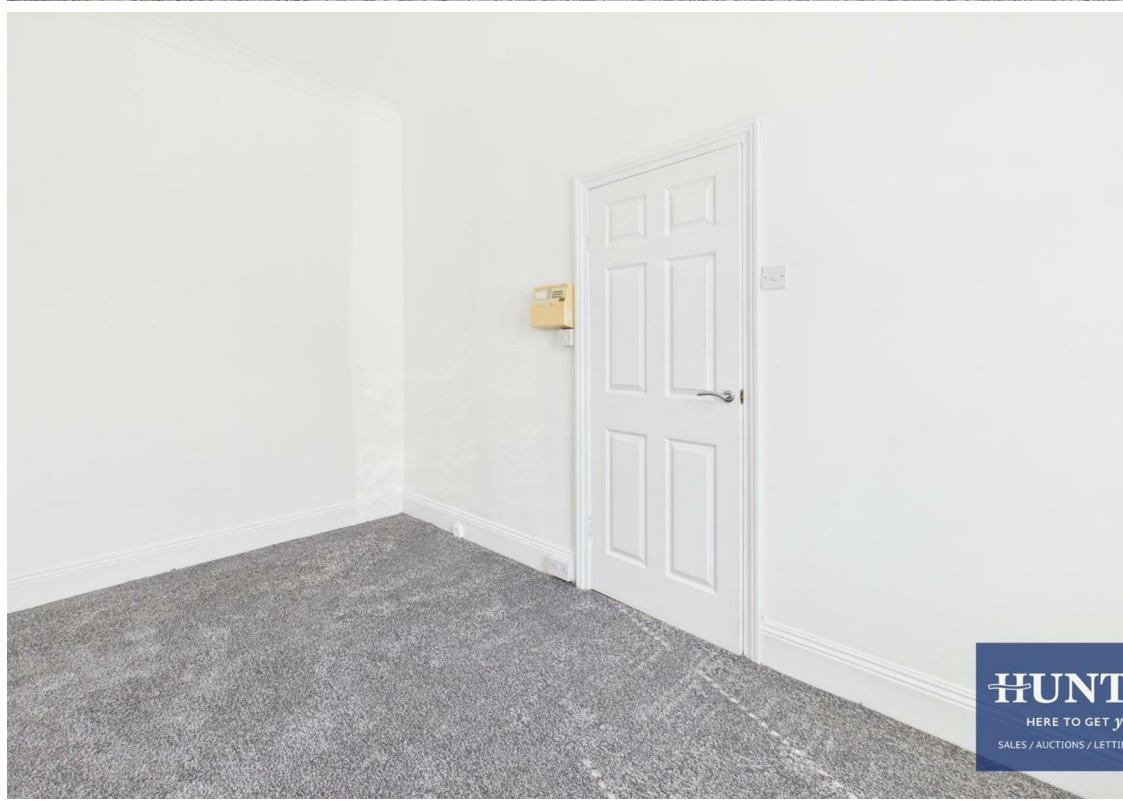
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