



G.R.  
Estates  
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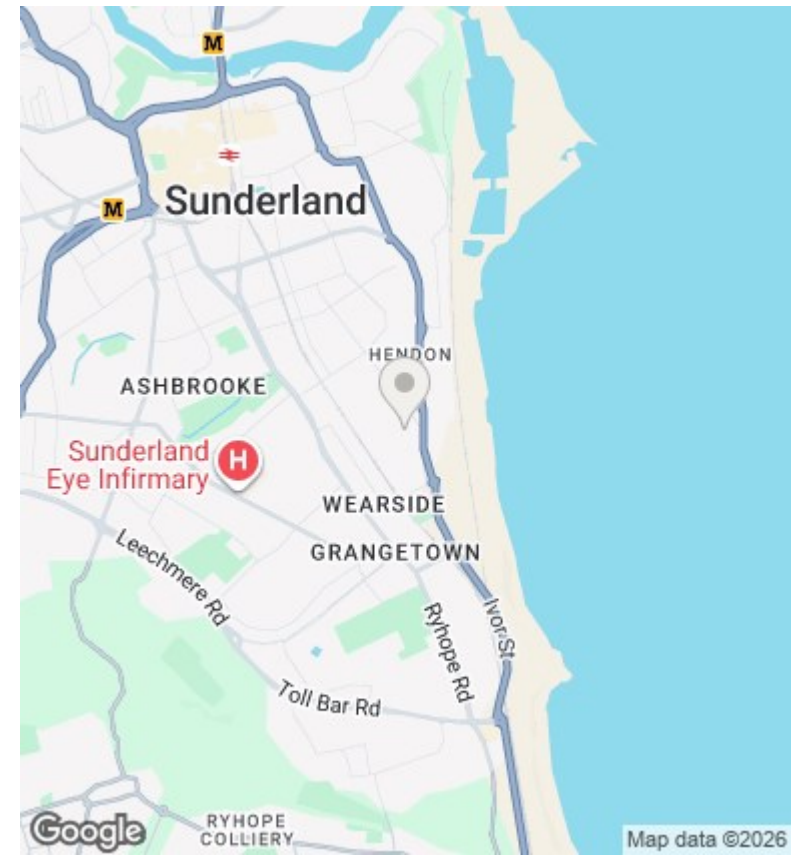
## 138 Canon Cockin Street, Sunderland, SR2 8PR

£850 PCM

- Mid Terraced Dorma Cottage Located in Hendon, Sunderland
- Four Bedrooms, Master Bedroom to the Ground Floor and Three Bedrooms to the First Floor
- Modern Grey Fitted Kitchen with Dining Area
- Rear Courtyard with Roller Shutter Door Providing Secure, Off Street Parking
- Holding Fee - £196 Deposit - £980 Affordability - £25,500



TOTAL FLOOR AREA: 1089 sq ft. (101.2 sq m.) approx.  
Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with MetreX 12/2023



## Directions

## Viewings

Viewings by arrangement only. Call 01642 378022 to make an appointment.

## Council Tax Band

A

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>70</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>45</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	