





Bainbridge Holme Road

, Sunderland SR3 1YP

- SPACIOUS SEMI DETACHED HOUSE
- FOUR BEDROOMS
- KITCHEN WITH APPLIANCES &
- CLOAKROOM / WC & FAMILY BATHROOM
- WELL-LAID FRONT AND REAR GARDENS
- POPULAR AND WELL-REGARDED LOCATION
- LOUNGE / DINING ROOM
- SEPARATE UTILITY ROOM
- INTEGRAL GARAGE & LARGE DRIVEWAY
- EXCELLENT ROAD LINKS VIA A690 & A19



£1,400 Per Month

Council Tax Band: D
EPC Rating: C

FULL DESCRIPTION
This spacious semi-detached home is situated in a popular and well regarded residential area, offering generous living accommodation and excellent access to local amenities, schools and transport links.

The ground floor features an entrance porch leading into a welcoming hallway, a cloakroom/WC, a bright lounge/dining room and a well appointed kitchen with appliances, complemented by a useful utility room. To the first floor, the landing provides access to four bedrooms and a family bathroom, making the property ideal for families.

Externally, a large block-paved driveway leads to an integral garage, providing off-road parking. The front and rear gardens are well laid, with a decked patio area offering a pleasant space for outdoor dining and relaxation.

The property benefits from gas central heating and UPVC double glazing throughout.

The location is extremely convenient, with everyday amenities close by including supermarkets, shops, cafés, takeaways and healthcare services around Silksworth, Farringdon and Doxford Park. Larger retail options such as Sainsbury's at Wessington Way and The Bridges Shopping Centre in Sunderland City Centre are also easily accessible.

Families will appreciate the proximity to well-regarded schools including Farringdon Academy, Mill Hill Primary School, Farringdon Community Academy and Southmoor Academy, all within easy reach.

Road links are excellent, with quick access to the A690, A19 and routes into Sunderland City Centre, Durham, Washington and wider Tyne & Wear. Regular bus services also operate nearby, providing convenient public transport connections.

An extremely rare property to the rental market, early reservation is strongly recommended to avoid disappointment.

ENTRANCE PORCH
UPVC double glazed door leading to double glazed porch.

HALLWAY
With laminate flooring, double radiator and stairs to the first floor landing.

CLOAKROOM/WC
Low level wc, vanity unit with storage, granite counter top and inset wash hand basin, part tiled walls, laminate flooring, spot lighting and extractor fan.

LOUNGE/DINING ROOM
11'6" x 23'5"
Feature fire surround with inset electric fire, two double radiators, laminate flooring and UPVC double glazed door to garden and door to kitchen.

KITCHEN
7'3" x 11'6"
Range of wall and floor units with laminate worktops and inset sink with mixer tap. Integrated dishwasher, fridge, double oven, hob and extractor hood. Radiator and spot lighting.

UTILITY ROOM
Large storage space with storage cupboard, vinyl flooring, plumbed for automatic washing machine, UPVC double glazed door to the garden, door to garage and composite door to the front.

FIRST FLOOR LANDING
Storage cupboard.

BEDROOM 1
11'10" x 9'1"
Radiator and fitted wardrobes.







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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.