



Violet Street, Millfield, SR4

**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

# Violet Street, Millfield, SR4

## £900 Per Month

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN \* 3 BEDROOM \* £900 PER MONTH \* £900 DEPOSIT \* NEW KITCHEN \* NEW BATHROOM  
\* COUNCIL TAX BAND - A \* EPC RATING - D \*

This stunning three-bedroom terraced cottage is available to let in a well-connected residential area of Sunderland, offering convenient access to local amenities, public transport links and nearby parks.

The property includes two reception rooms. The first reception room features a modern vertical radiator, providing a contemporary finish and efficient heating. The second reception room offers built-in storage, contributing to practical day-to-day living and flexible use as a living or dining space.

There is a brand new kitchen fitted with modern appliances and a tiled floor, complemented by a modern vertical radiator. This creates a functional cooking space with easy-to-clean surfaces and efficient warmth. The new bathroom presents a modern bathroom suite with walk-in rain shower, modern tiles and a heated towel rail.

The upstairs master bedroom includes built-in wardrobes, maximising storage space. A further double bedroom with storage and a single bedroom downstairs complete the accommodation, making this property suitable for families or sharers, including those seeking university accommodation.

The house is well placed for Sunderland's local amenities, including nearby shops, cafés and services on the surrounding streets and within Sunderland city centre. Nearby parks provide accessible green space for leisure and recreation.

Public transport connections are a key advantage. Local bus routes operate within walking distance, linking to Sunderland city centre and surrounding districts.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788  
sunderland@hunters.com | www.hunters.com



Floor 0



Floor 1



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

86.5 m<sup>2</sup>

931 ft<sup>2</sup>

## Reduced headroom

0.2 m<sup>2</sup>

3 ft<sup>2</sup>

(1) Excluding balconies and terraces.

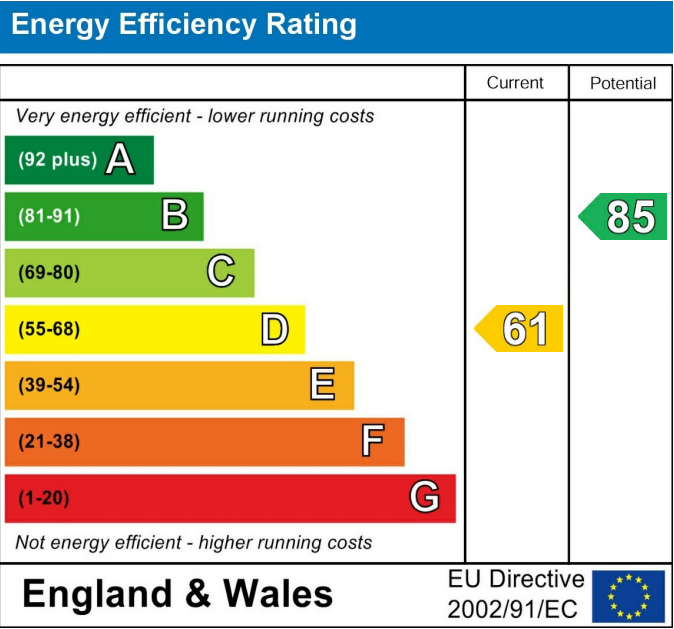
Reduced headroom

..... Below 1.5 m/5 ft

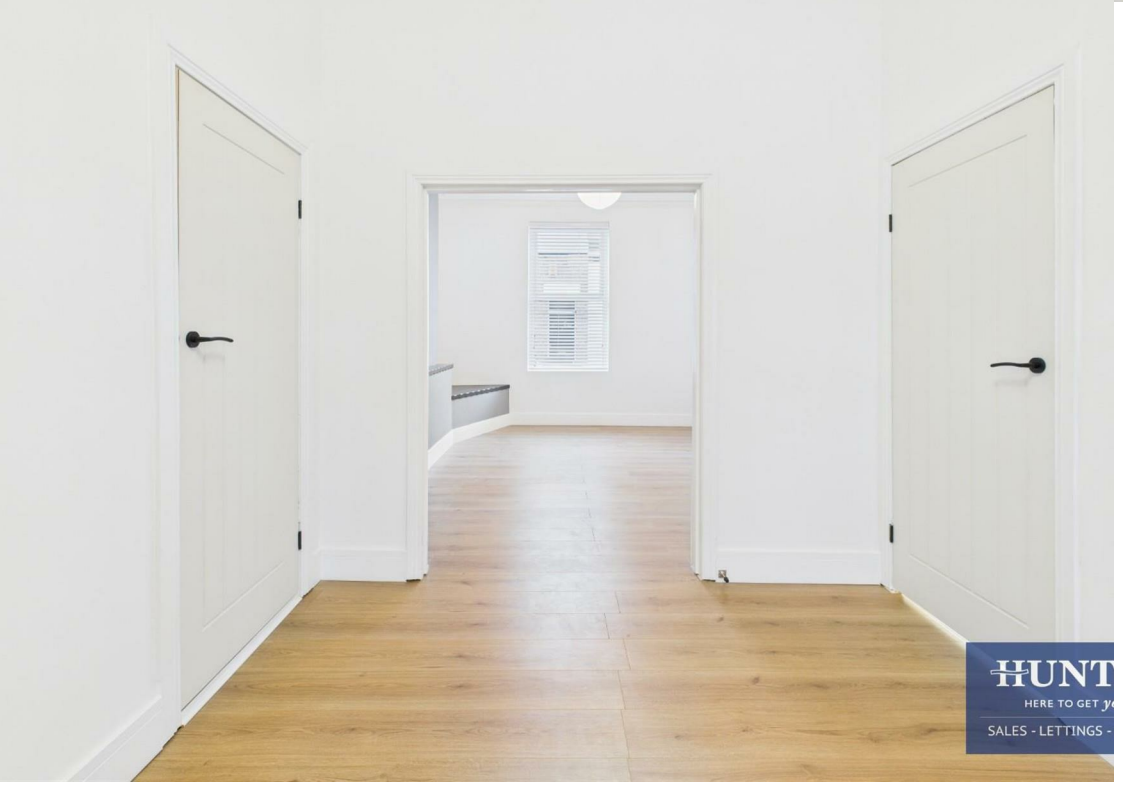
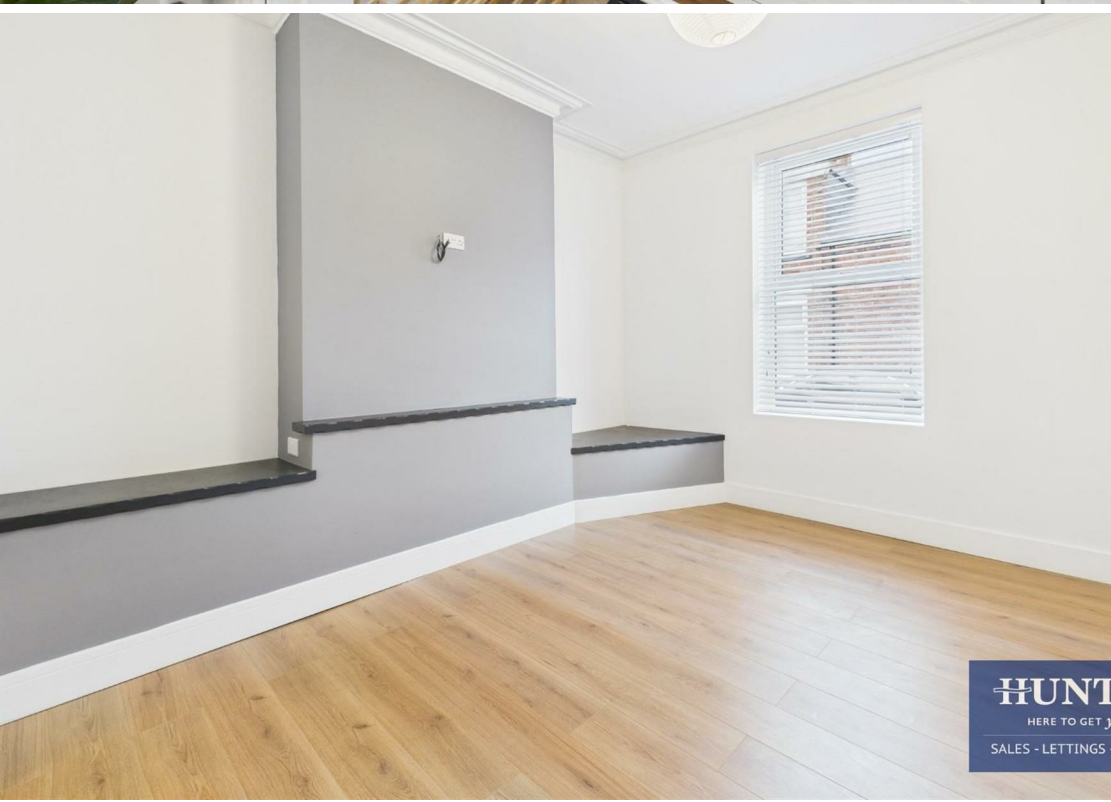
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

- Entry**  
4'2" x 2'10"
- Hallway**  
4'11" x 13'7"
- Living Room**  
12'0" x 13'6"
- Dining Room**  
9'0" x 13'6"
- Bedroom 3**  
6'5" x 10'2"
- Kitchen**  
5'11" x 11'6"
- Sunroom**  
10'3" x 3'6"
- Bathroom**  
7'1" x 10'4"
- Landing**  
2'9" x 3'0"
- Bedroom 1**  
10'11" x 10'2"
- Bedroom 2**  
15'3" x 6'9"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

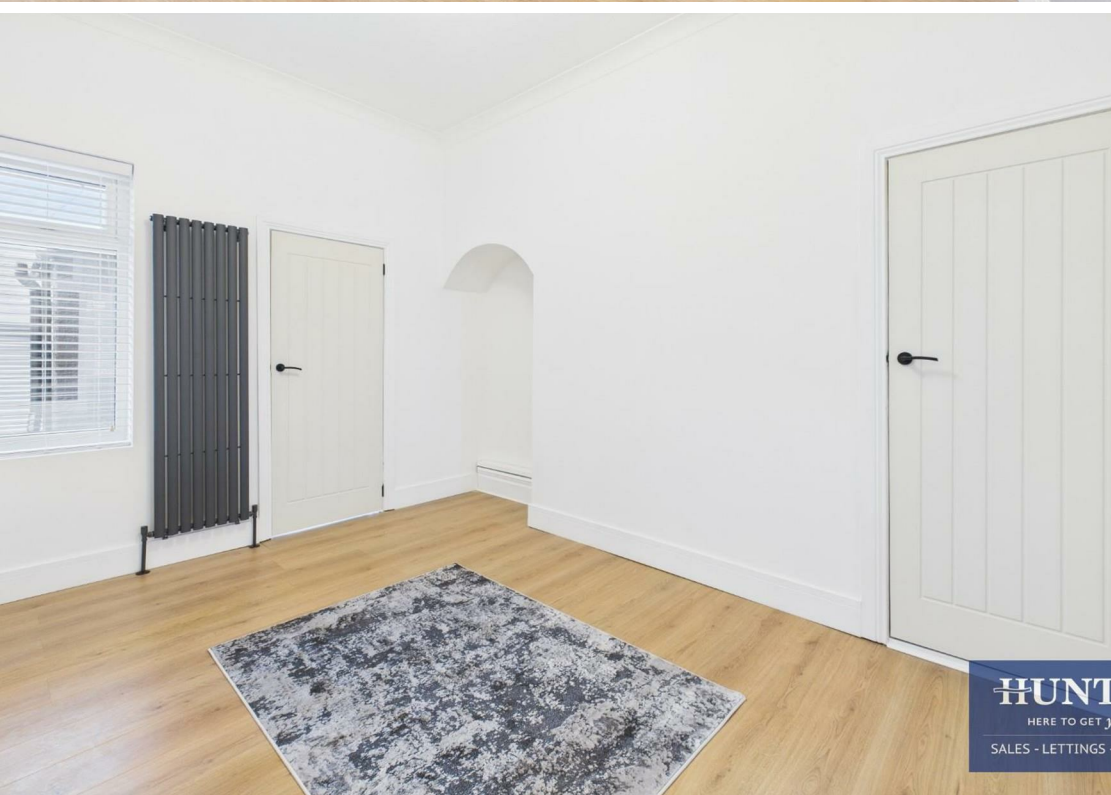




**HUNT**  
HERE TO GET YOU  
SALES - LETTINGS -



**HUNT**  
HERE TO GET YOU  
SALES - LETTINGS -



**HUNT**  
HERE TO GET YOU  
SALES - LETTINGS -



**HUNT**  
HERE TO GET YOU  
SALES - LETTINGS -







**HUNT**

HERE TO GET YOU

SALES - LETTINGS -