



**5 Langton Close - MAIN**  
Sunderland, SR4 7AS

**£475 Per Month**

## 5 Langton Close - MAIN

, Sunderland, SR4 7AS



- Private Parking
- House Share
- Rear Garden
- Open Plan kitchen / Diner
- Bills Included

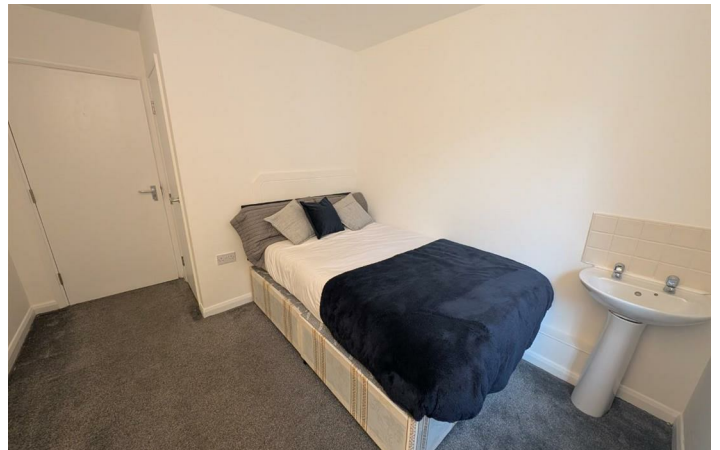
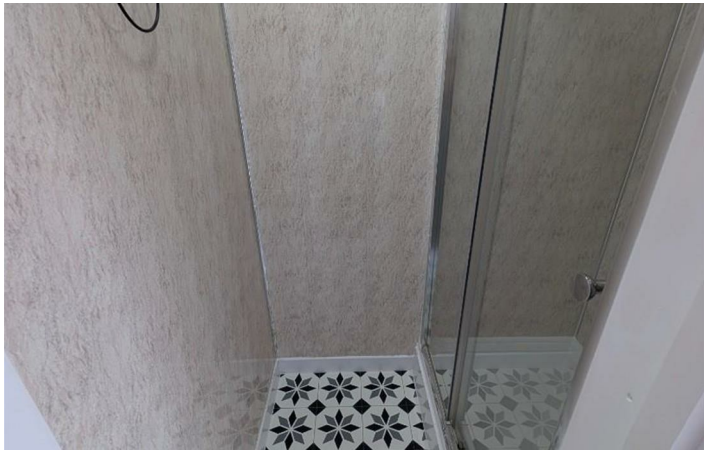
Welcome to this delightful house share located on Langton Close in Sunderland. This spacious property, built in 1995, offers a generous living area of 1,119 square feet, making it an ideal choice for those seeking comfort and convenience.

The house features five well-proportioned bedrooms, providing ample space for residents to enjoy their privacy while also fostering a sense of community. With one reception room, the property offers a welcoming space for socialising and relaxation, perfect for unwinding after a long day or entertaining guests.

Additionally, the house boasts two bathrooms, ensuring that there is no need to queue during busy mornings. This thoughtful layout enhances the practicality of the home, catering to the needs of a shared living environment.

Situated in a pleasant neighbourhood, this property is well-connected to local amenities and transport links, making it easy to explore the vibrant city of Sunderland and its surroundings. Whether you are a group of friends looking for a shared living experience or professionals seeking a comfortable home, this house share presents an excellent opportunity.

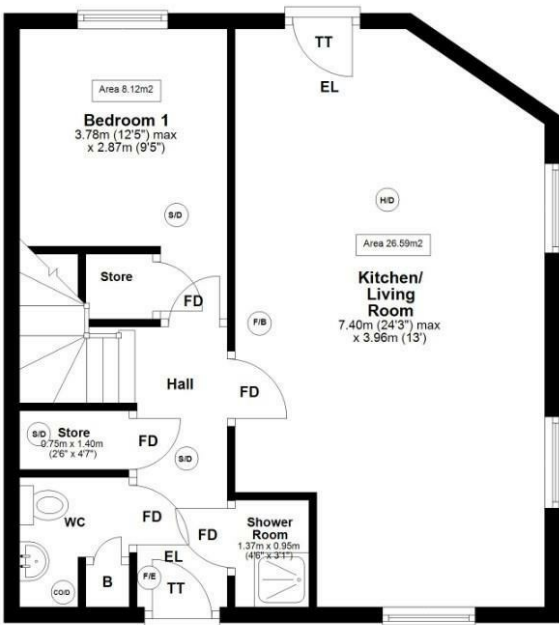
Do not miss the chance to make this charming property your new home.



# Floor Plan

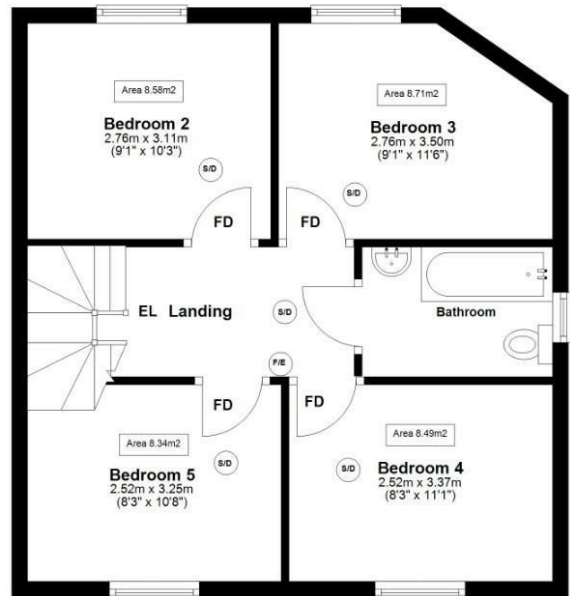
## Ground Floor

Approx. 47.9 sq. metres (515.8 sq. feet)



## First Floor

Approx. 47.2 sq. metres (508.2 sq. feet)



Total area: approx. 95.1 sq. metres (1024.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

## 5 Langton Close

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	