

Milton Street
Millfield
Sunderland
SR4 6ES



Milton Street

£700 PCM

INTRODUCTION

3 BED MID TERRACED HOUSE - AVAILABLE TO LET IMMEDIATELY - UNFURNISHED - ON STREET PARKING TO FRONT - POPULAR MILLFIELD AREA CLOSE TO AMENITIES AND METRO STATION.

ENTRANCE HALL

Composite door leading into entrance hall. Laminate wood-effect flooring. 3 doors leading off; 2 to bedrooms, 1 to lounge.

BEDROOM 1

Carpet flooring, single radiator, white uPVC double-glazed window front facing. This is a good size double bedroom with ample space for storage.

BEDROOM 2

Carpet flooring, single radiator, white uPVC double-glazed window front facing. This is a good size single bedroom.

LOUNGE

Laminate wood-effect flooring, single radiator, white uPVC double-glazed windows rear facing. Decorative fire surround with stone-effect hearth and back and built-in electric fire. This is a great open plan room with space for a dining table and chairs as well as a family living area, door leading off to kitchen. Door leading off to bedroom 3.

BEDROOM 3

Laminate wood-effect flooring, single radiator, rear facing white uPVC double-glazed window.

KITCHEN

Laminate wood-effect flooring, single radiator, white uPVC double-glazed window rear facing. Kitchen fitted with a range of wall and floor units in a medium wood-effect finish with laminate work surface, 1 unit houses the wall mounted Combi boiler. Sink with single drainer and Monobloc tap. Space for fridge freezer. Space and plumbing for washing machine. Space for cooker. Tiled splash back. Door leading to rear lobby.

LOBBY

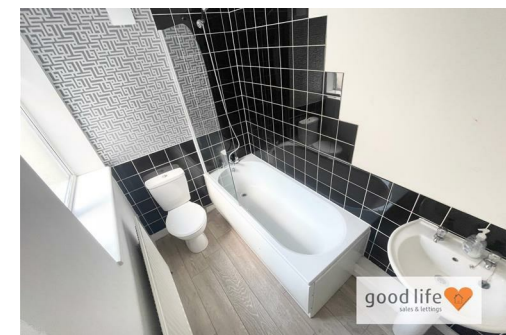
Laminate wood-effect flooring. White uPVC double-glazed door leading out to rear courtyard. Door leading of to bathroom.

BATHROOM

Laminate wood-effect flooring, single radiator, white uPVC double-glazed window with privacy glass rear facing. White bathroom suite comprising of; toilet with low level cistern, sink with chrome taps, bath with glass panel and overhead shower fed from the main Combi boiler system. The walls around the bath are finished in a black tile.

EXTERNALLY

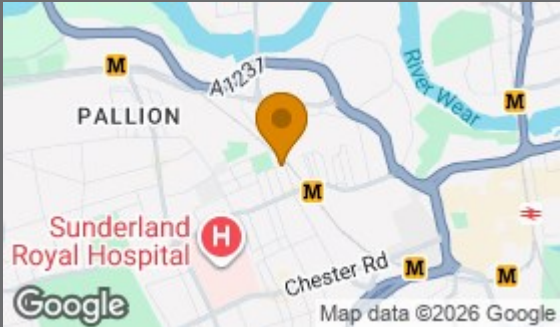
To the rear is a courtyard laid with artificial grass and space for a seating area. White uPVC double-glazed door leading into property.



Local Authority
Sunderland

Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

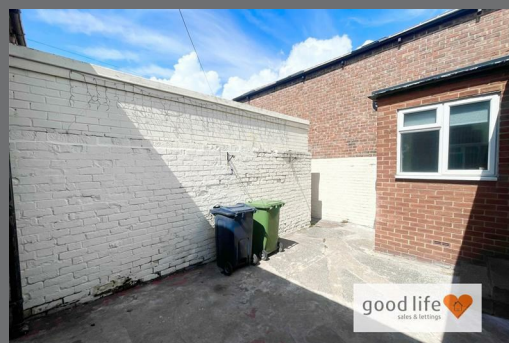


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



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