



Hylton Street, Millfield, Sunderland, SR4

**HUNT**

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SALES - LETTINGS

55 Hylton Street, Millfield, Sunderland, Tyne and Wear, SR4 7DX

Rent £750 Per Month, Deposit £865

\* SUNDERLAND SR4 \* £750 PCM \* £865.38 DEPOSIT \* IMMEDIATE AVAILABILITY\* FULLY REFURBED THROUGHOUT \* TWO BEDROOM\* TERRACED COTTAGE \* UNFURNISHED \* IDEALLY LOCATED FOR ACCESS TO LOCAL AMENITIES \* ACCESS TO TRANSPORT LINKS AND THE CITY CENTRE \* EPC RATING D \* COUNCIL TAX BAND A \*

Offered with immediate availability is this two bedroom cottage on Hylton Street in Millfield. Ideally located for access to local amenities and transport links. Recently refurbished throughout and briefly comprising living room, newly fitted kitchen, two bedrooms and bathroom. Yard to rear. Ideally located for access to local amenities including shops and transport links to the city centre as well as being ideally place for metro links.

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

651.34 ft<sup>2</sup>

60.51 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**

**Hallway**

8'3" x 3'9"

This hallway is bright and welcoming, featuring neutral walls and carpeted flooring. It leads to various rooms within the property, including the living room and kitchen, maintaining a clean and simple aesthetic that maximises the feeling of space.

**Bedroom 1**

15'3" x 13'4"

A spacious living room boasting a large bay window that allows plenty of natural light to fill the space. The room is carpeted and finished with crisp white walls and traditional moulding detail, creating a bright and airy atmosphere. There is also a modern wall-mounted fireplace adding a contemporary touch to the room.

**Living Room**

14'10" x 10'6"

Located in the middle of the house this room offers a wall mounted electric fire and chimney breast. Fitted with a radiator for central heating under the window looking out onto the back yard.

**Kitchen**

12'2" x 7'9"

The kitchen is stylishly designed with modern grey cabinetry contrasted by dark tiled splashbacks and warm-toned work surfaces. It is fitted with integrated appliances including an oven and extractor fan, as well as a stainless steel sink beneath a generous window that brings in plenty of natural light. The kitchen space leads through to the bathroom, adding convenience.

**Bedroom 2**

14'9" x 6'5"

This compact bedroom is fitted with a window overlooking the rear of the property. It benefits from carpeted flooring and simple white walls, providing a blank canvas that can easily be personalised. The room is a comfortable size for a single bed or home office setup.

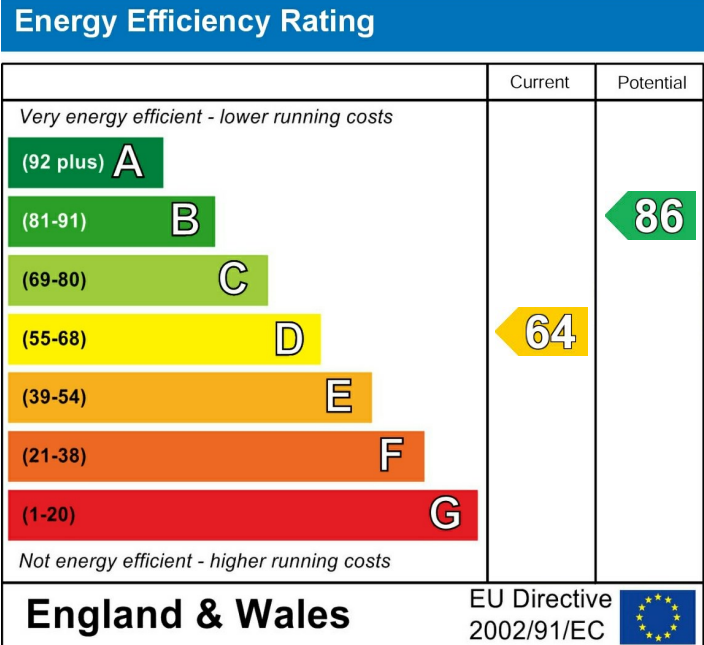
**Bathroom**

6'9" x 7'6"

A well-presented bathroom featuring a white suite that includes a bathtub, toilet, and a separate corner shower cubicle. The walls are fully tiled in a neutral beige tone, complemented by light floor tiles, offering a clean and fresh appearance. A window above the bath allows natural light to enter, enhancing the bright feel of the space.

**Rear Garden**

An enclosed rear garden area mainly paved with stone, offering a private outdoor space that is low maintenance. It is bordered by white painted walls providing a sense of seclusion, making it ideal for outdoor seating or a small garden project.



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.













