



433 Hylton Road
Sunderland
Tyne & Wear
SR4 8AG

£750 pcm

Close To Local Amenities & Transport
Links
Gardens To Front & Rear
Ideal For a Variety of Tenants
Available Immediately
Driveway to Front
Viewing Recommended



Safe & Secure Properties are delighted to welcome to the rental market this well-presented two-bedroom semi-detached home on Hylton Road, Sunderland. Offering spacious accommodation throughout, the property benefits from a bright lounge, fitted kitchen, two good-sized bedrooms and a family bathroom. Ideally located close to local amenities, schools and transport links, this property is available on an unfurnished basis. Early viewing is highly recommended.

ENTRANCE HALL

Double glazed entrance door, staircase to first floor.

LOUNGE

11' 6" x 12' 10" (3.52m x 3.92m) Double glazed bay window to front, marble inset & heart with marble effect fireplace, telephone and television point, coving to ceiling, radiator.

DINING KITCHEN

8' 11" x 16' 11" (2.72m x 5.17m) Base units with coordinating work surfaces, built in gas oven and hob, 1 and 1/2 bowl sink unit, extractor hood, space for washing machine, radiator, tiled walls and floor, combination boiler, double glazed door to rear.

FIRST FLOOR LANDING

Double glazed window to side, access to roof space, radiator.



BEDROOM 1

13' 6" x 9' 7" (4.14m x 2.94m) Double glazed window to front, radiator, storage.

BEDROOM 2

12' 2" x 8' 5" (3.71m x 2.57m) Double glazed window to rear, radiator.

BATHROOM

White and black 3 piece suite comprising of a panelled bath with shower over, pedestal wash hand basin and low level w.c, extractor fan, tiled walls, double glazed window to rear, radiator.

FRONT GARDEN

Gravelled area, mainly paved, fenced boundaries, driveway.

REAR GARDEN

Laid mainly to lawn, fenced boundaries, gravelled area, shrub borders, gates access, paved area.



Local Authority
Council Tax Band
EPC Rating

Sunderland City Council

A

C

Houghton Le Spring

24-25 Westbourne Terrace
Houghton Le Spring
Tyne And Wear
DH4 4QT

Contact

0191 3854477
info@safeandsecureproperties.c
o.uk
safeandsecureproperties.co.uk

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.