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HYLTON LANE, SUNDERLAND £685 Per Month

A neatly presented 2 bed house which is available TO LET being situated on Hylton Lane just off Washington Road opposite The Bunny Hill Centre with road links to The A19 and Sunderland City Centre, close to local schools including St John Primary School and local amenities. The property is available UNFURNISHED and briefly comprises of: Entrance Vestibule, Living Room, Kitchen / Breakfast Room and to the First Floor 2 Bedrooms and a Bathroom. Externally there is a front graveled garden and block paved pathways leading to the house and to the rear is a paved and gravelled garden providing off street parking if required. Viewing is advised.

End Link House

Living Room

Kitchen / Breakfast Room

Viewing Advised

2 Bedrooms

Front & Rear Garden

Off Street Parking

EPC Rating: C



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ENTRANCE VESTIBULE

Laminate floor, stairs to first floor.

LIVING ROOM

13'5" x 11'4"

The living room has a double glazed window to the front elevation, radiator, laminate floor, up lighting, coving to ceiling, ceiling rose, modern wall mounted gas fire.

KITCHEN / BREAKFAST ROOM

14'10" x 9'0" max

The kitchen is fitted with a comprehensive range of floor and wall units, double glazed bay window, stainless steel sink and drainer with mixer tap, plumbed for washer, electric oven, electric hob with extractor over, radiator, door leading to rear garden, large storage cupboard.

FIRST FLOOR

Landing with loft access

BEDROOM 1

12'4" x 10'5"

Front facing bedroom with two double glazed windows, radiator, two storage cupboards one with wall mounted gas central heating boiler.

BEDROOM 2

8'8" x 8'0"

Rear facing bedroom with double glazed window and radiator.

BATHROOM

White suite comprising low level wc, pedestal basin, bath with electric shower over, radiator,, double glazed window.

EXTERNALLY

Externally there is a front graveled garden and block paved pathways leading to the house and to the rear is a paved and gravelled garden providing off street parking if required

COUNCIL TAX

The Council Tax Band is Band A

M I C H A E L H O D G S O N

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