



3 BEDROOM DETACHED HOUSE

MODERN KITCHEN / DINER WITH PATIO DOORS

DOWNSTAIRS W/C

GARAGE & DRIVEWAY, FRONT & REAR GARDEN

FAMILY BATHROOM & EN-SUITE

CLOSE TO SUNDERLAND ROYAL HOSPITAL



Flint Road, Millfield

Sunderland, SR4 6FB

Monthly Rental Of £895.00



Lounge 16' 1" x 10' 2" (4.9m x 3.1m)

Bedroom 1 9' 2" x 13' 9" (2.8m x 4.2m)

Bedroom 3 9' 10" x 7' 7" (3.0m x 2.3m)

Ensuite shower room 6' 7" x 4' 7" (2.0m x 1.4m)

Kitchen / Diner 18' 8" x 7' 7" (5.7m x 2.3m)

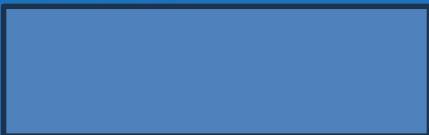
Bedroom 2 11' 2" x 8' 6" (3.4m x 2.6m)

Family Bathroom 8' 6" x 5' 7" (2.6m x 1.7m)

Downstairs W/C 3' 11" x 2' 11" (1.2m x 0.9m)



Energy performance certificate (EPC)

	Energy rating	Valid until:	10 February 2026
	C	Certificate number:	8326-7432-4630-6219-6996

Property type	Detached house
Total floor area	81 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

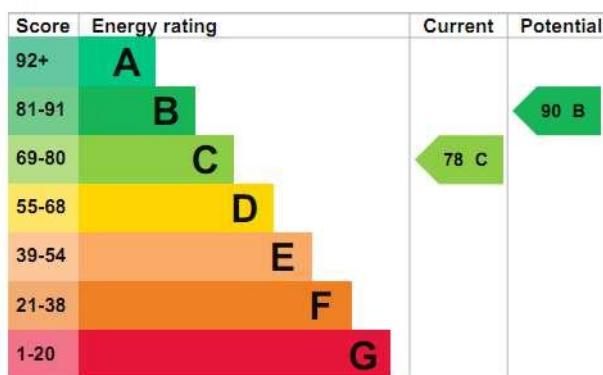
Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.



For properties in England and Wales:

the average energy rating is D
the average energy score is 60