

# ANTHONY JAMES

SALES - LETTINGS - AUCTIONS



**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**

**Monthly Rental Of £895.00**

Sunderland, SR4 6FB



**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)

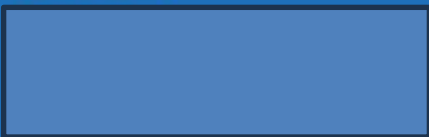
**Family Bathroom** 8' 6" x 5' 7" (2.6m x 1.7m)

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





# Energy performance certificate (EPC)

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		