



**2 BEDROOMS**

**NEW MODERN KITCHEN & BATHROOM**

**NEW BOILER & CENTRAL HEATING SYSTEM**

**IMMACULATELY PRESENTED**

**NEW FLOORING, BLINDS & DECOR THROUGHOUT**

**EXCELLENT LOCATION CLOSE TO SUNDERLAND ROYAL HOSPITAL**



**Millburn Street, Millfield**

Sunderland, SR4 6AX

**Monthly Rental Of  
£695**



**Lounge** 12' 6" x 10' 6" (3.8m x 3.2m)

**Bathroom**

**Bedroom 2** 12' 6" x 5' 7" (3.8m x 1.7m)



**Kitchen** 10' 2" x 6' 11" (3.1m x 2.1m)

**Bedroom 1** 12' 6" x 13' 5" (3.8m x 4.1m)

**Entrance Hall** 13' 1" x 3' 7" (4.0m x 1.1m)



# Energy performance certificate (EPC)

	Energy rating	Valid until:	24 July 2034
	C	Certificate number:	2040-8603-0040-0506-5425

Property type	Mid-terrace bungalow
Total floor area	56 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>).

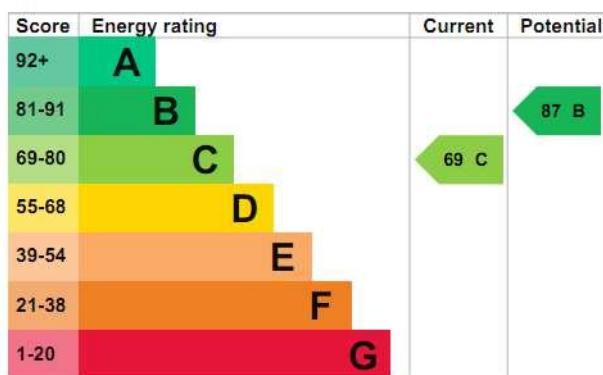
## Energy rating and score

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