



**3 BEDROOMS**

**NEW DECOR, BLINDS & FLOORING THROUGHOUT**

**CLOSE TO TOWN CENTRE, HOSPITAL &  
UNIVERSITY**

**NEW BOILER**

**LARGE REAR YARD WITH NEW ROLLER  
SHUTTER & OFF-STREET PARKING**

**CLOSE TO METRO STATION & OTHER  
TRANSPORT LINKS**



**Rosedale Street, Millfield**

Sunderland, SR1 3RW

**Monthly Rental Of  
£795.00**



**Kitchen** 8' 10" x 10' 6" (2.7m x 3.2m)

**Downstairs Bedroom 1** 15' 1" x 13' 9" (4.6m x 4.2m)

**Bedroom 2** 18' 4" x 8' 6" (5.6m x 2.6m)

**W/C** 9' 6" x 5' 3" (2.9m x 1.6m)

**Bathroom** 5' 3" x 5' 3" (1.6m x 1.6m)

**Bedroom 3** 12' 10" x 8' 6" (3.9m x 2.6m)

**Lounge** 19' 4" x 13' 9" (5.9m x 4.2m)

**Entrance Hall** 17' 1" x 3' 7" (5.2m x 1.1m)

