



**2 BEDROOMS**

**FEATURE FIREPLACE**

**FITTED KITCHEN WITH OVEN, HOB, FRIDGE, FREEZER & WASHER**

**SUN-TRAP REAR YARD**

**MODERN WHITE BATHROOM SUITE WITH BATH & SHOWER**

**VERY CLOSE TO SUNDERLAND ROYAL HOSPITAL**

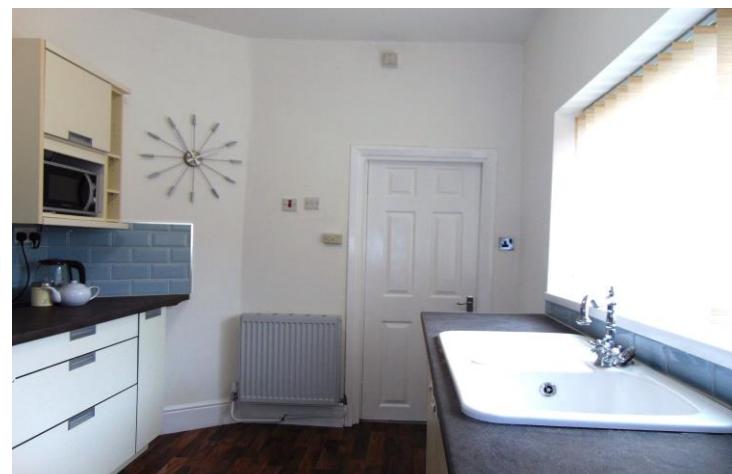


**Mafeking Street, Pallion**

Sunderland, SR4 6NE

**Monthly Rental Of  
£650.00**





# Energy performance certificate (EPC)

Energy rating

**D**

Valid until:

**10 May 2032**

Certificate number:

**8420-9550-0066-9002-0293**

Property type

Mid-terrace bungalow

Total floor area

64 square metres

## Rules on letting this property

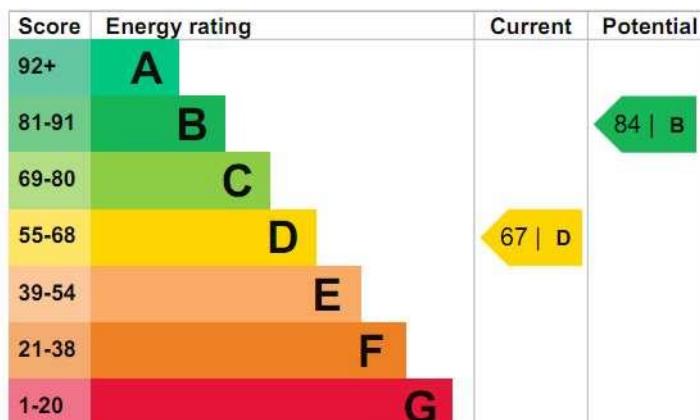
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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