

# ANTHONY JAMES

— LETTINGS NE —



**3 LARGE BEDROOMS**

**LARGE KITCHEN WITH INTEGRATED OVEN & HOB**

**MODERN FLOORING & DECOR**

**LARGE BATHROOM WITH BATH & SHOWER**

**REAR YARD WITH ELECTRIC ROLLER SHUTTER  
FOR OFF-STREET PARKING**

**CLOSE TO ALL LOCAL AMENITIES, SHOPS,  
SCHOOLS & SUNDERLAND ROYAL HOSPITAL**



**Exeter Street, Pallion**

**Sunderland, SR4 6QX**

**Monthly Rental  
Of £795.00**



**Kitchen** 17' 9" x 7' 10" (5.4m x 2.4m)

**Downstairs Bedroom** 13' 9" x 11' 10" (4.2m x 3.6m)

**Rear Bedroom** 12' 2" x 12' 2" (3.7m x 3.7m)

**Lounge** 17' 5" x 13' 1" (5.3m x 4.0m)

**Front bedroom** 13' 9" x 11' 6" (4.2m x 3.5m)

**Bathroom** 7' 10" x 9' 10" (2.4m x 3.0m)

