

ANTHONY JAMES

SALES - LETTINGS - AUCTIONS



LARGE 4 BEDROOM PROPERTY

CLOSE TO SUNDERLAND ROYAL HOSPITAL

NEW BOILER

WELL PRESENTED

INTEGRATED OVEN, HOB & EXTRACTOR

CLOSE TO PALLION RETAIL PARK & PALLION METRO STATION



Duncan Street, Pallion

Sunderland, SR4 6QR

Monthly Rental Of £850.00



ACCOMMODATION

Lounge 13' 9" x 17' 5" (4.2m x 5.3m)

Downstairs bedroom 1 10' 10" x 13' 9" (3.3m x 4.2m)

Bathroom 6' 3" x 5' 3" (1.9m x 1.6m)

Bedroom 3 9' 6" x 6' 7" (2.9m x 2.0m)

First Floor Landing 12' 10" x 2' 7" (3.9m x 0.8m)

Kitchen 10' 10" x 8' 6" (3.3m x 2.6m)

Entrance Hall 11' 2" x 2' 11" (3.4m x 0.9m)

Bedroom 2 12' 6" x 9' 10" (3.8m x 3.0m)

Bedroom 4 9' 6" x 6' 7" (2.9m x 2.0m)



Energy performance certificate (EPC)

28 Duncan Street
SUNDERLAND
SR4 6QR

Energy rating

D

Valid until: **26 October 2032**

Certificate number: **9360-2573-0200-2522-4115**

Property type: Mid-terrace house

Total floor area: 88 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 D. 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		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		