



3 BEDROOMS

INTEGRATED OVEN & HOB

REAR YARD

**MODERN CARPETS, DECOR & BLINDS
THROUGHOUT**

CLADDED BATHROOM

CLOSE TO ALL LOCAL AMENITIES



Castlereagh Street, Silksworth

Sunderland, SR3 1HL

Monthly Rental Of

£695.00



Lounge 14' 1" x 16' 9" (4.3m x 5.1m)

Bathroom 7' 3" x 5' 7" (2.2m x 1.7m)

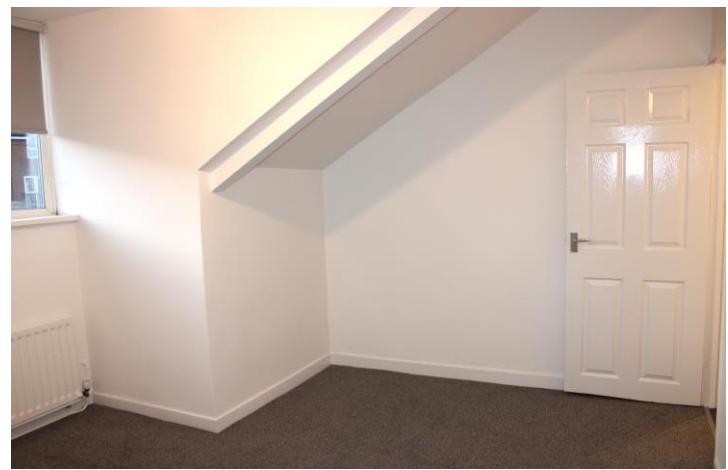
Upper front bedroom 16' 9" x 15' 9" (5.1m x 4.8m)

Entrance Hallway 12' 6" x 3' 7" (3.8m x 1.1m)

Kitchen 16' 5" x 7' 3" (5.0m x 2.2m)

Downstairs bedroom 12' 6" x 12' 2" (3.8m x 3.7m)

Upper rear bedroom 13' 1" x 10' 10" (4.0m x 3.3m)



Energy performance certificate (EPC)

	Energy rating D	Valid until: 15 November 2033
	Certificate number: 2606-2537-6002-0099-4892	

Property type Mid-terrace house

Total floor area 96 square metres

Rules on letting this property

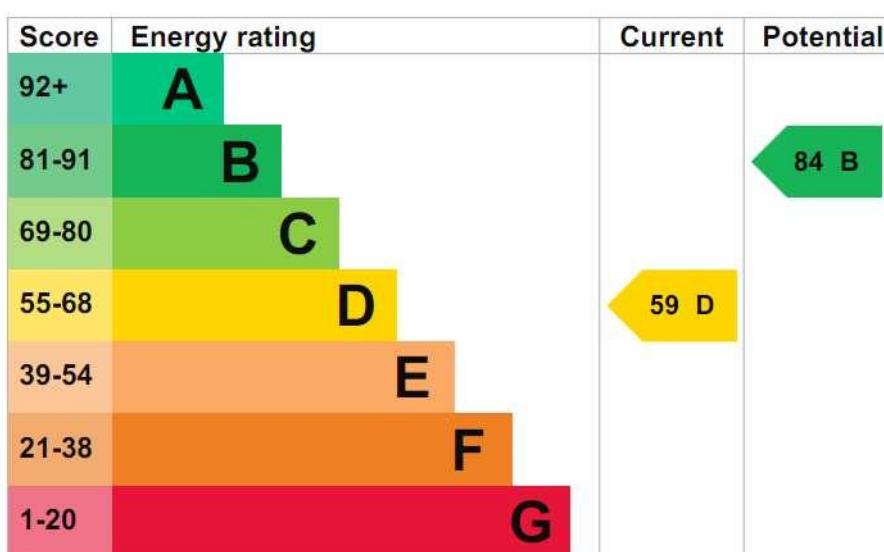
Properties can be let if they have an energy rating from A to E.

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 current energy rating is D. It has the potential to be B.

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



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

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.