

# ANTHONY JAMES

SALES - LETTINGS - AUCTIONS



**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	Valid until: 15 November 2033
	<b>D</b>	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.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	59 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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

## 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.