



Flint Road, Alexandra Park, SR4

**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

Flint Road, Alexandra Park,SR4

£1,100 Per Calendar Month

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS \* 3 BEDROOM \* COUNCIL TAX BAND B \* £1100 PER MONTH \* £1269.23 DEPOSIT \* UNFURNISHED \*

This three-bedroom semi-detached house in Sunderland is available to let and offers well-presented accommodation with practical features suited to families.

On the ground floor, there is a cosy reception room providing a comfortable living area. To the rear, a modern kitchen dining room includes a slatted wall panel feature and direct access to the garden, creating a sociable space for everyday meals and informal entertaining. The property is complemented by a single garage and parking, providing useful storage and off-street convenience.

Upstairs, the master bedroom includes wood panelling and an en-suite shower room, offering a defined sleeping area with private facilities. A further double bedroom also features wood panelling, while the third bedroom is a single, suitable as a child's room or study. The main bathroom includes a modern suite with bath, heated towel rail, attractive tiles and a large mirror.

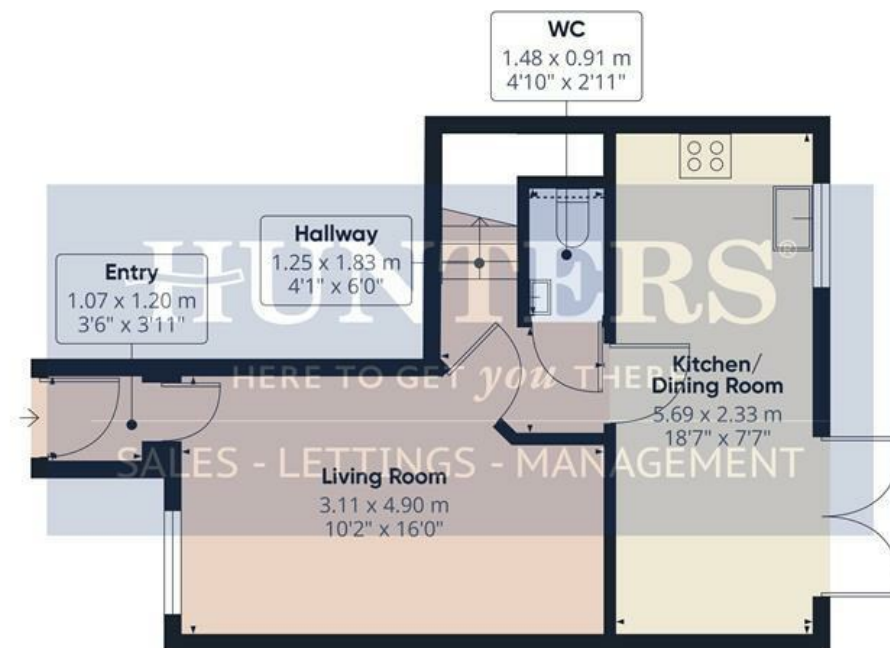
Located in Flint Road, Alexandra Park, the property benefits from access to local amenities including shops, cafés and services within a short distance. Families will appreciate the choice of nearby schools serving the area.

Public transport links are readily available. Sunderland city centre and Sunderland rail and Metro stations can be reached in around 10–15 minutes by car or local bus, offering services towards Newcastle, Durham and beyond. There are local parks and green spaces within easy reach, providing opportunities for walking and leisure.

Overall, this three-bedroom semi-detached house to let combines practical family accommodation with parking, a garden and good access to local amenities, schools and transport.

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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

74.1 m<sup>2</sup>

797 ft<sup>2</sup>

**Reduced headroom**

0.1 m<sup>2</sup>

1 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

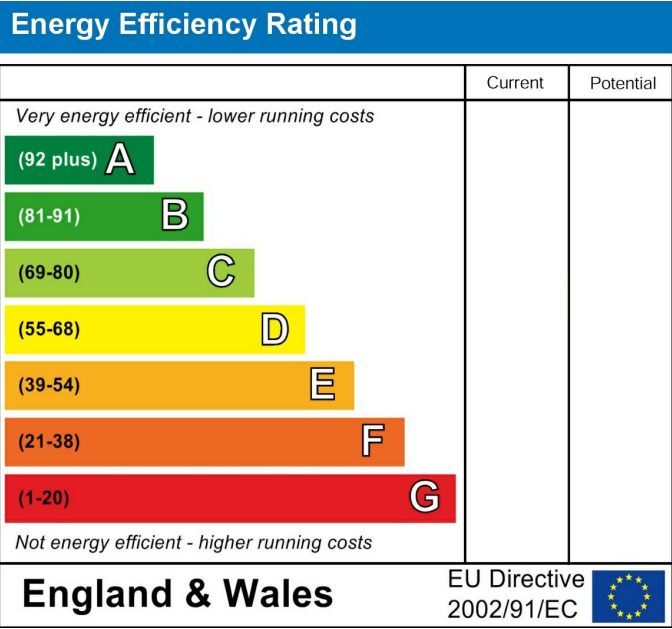
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- Entry**  
35'1" x 3'11"
- Living Room**  
10'2" x 16'0"
- Hallway**  
4'1" x 6'0"
- Kitchen/Dining Room**  
18'8" x 7'7"
- WC**  
4'10" x 2'11"
- Landing**  
4'7" x 6'3"
- Bedroom 1**  
13'9" x 9'8"
- En-Suite**  
4'7" x 6'9"
- Bedroom 2**  
8'7" x 11'2"
- Bedroom 3**  
9'9" x 7'9"
- Bathroom**  
8'8" x 5'7"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

