



Rochdale Road, Hylton Redhouse, Sunderland, SR5

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Rent £950 Per Month, Deposit £1,096

Located on Rochdale Road in the charming area of Hylton Redhouse, Sunderland, this delightful semi-detached house offers a perfect blend of comfort and practicality. Built in 1950, the property boasts a generous living space of 1,161 square feet, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The layout is designed to create a warm and welcoming atmosphere, perfect for family gatherings or quiet evenings in. The three well-proportioned bedrooms offer a peaceful retreat, ensuring everyone has their own space to unwind.

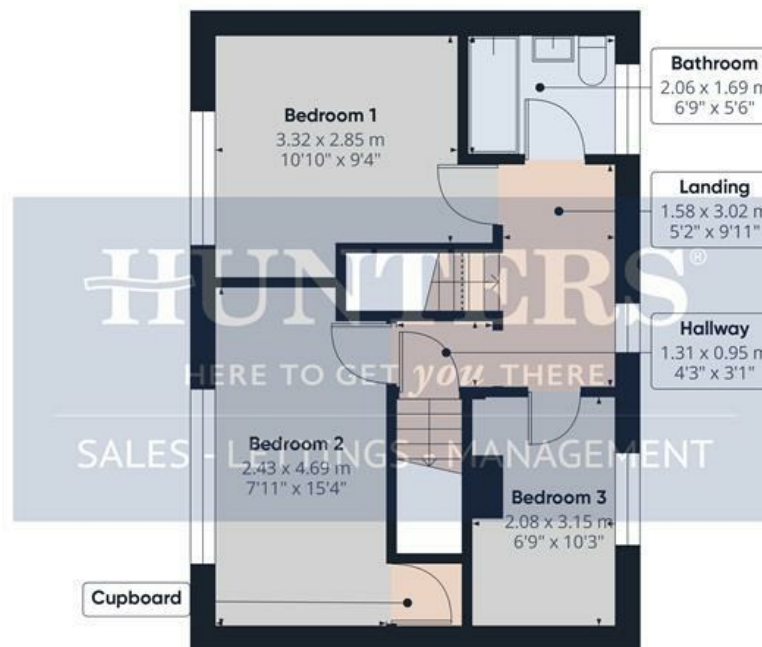
The property features a well-appointed bathroom, catering to the needs of modern living. The semi-detached design not only enhances privacy but also allows for a lovely garden area, perfect for outdoor activities or simply enjoying the fresh air.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families or those looking to settle in a vibrant community. With its classic charm and practical layout, this property presents a wonderful opportunity for anyone seeking a comfortable and spacious home in Sunderland.

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Floor 0



Floor 1



Floor 2

Approximate total area^m

107.9 m²

1161 ft²

Reduced headroom

6.4 m²

69 ft²

(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



Hallway

5'3" x 9'6"

This welcoming hallway features light walls and carpeting, with a wooden door adding a warm touch. A staircase with a simple handrail ascends to the upper floor, with ample space to move through comfortably.

Kitchen

12'1" x 9'2"

The kitchen is bright and practical with a generous array of white cabinets and black countertops, complemented by a patterned tiled floor in shades of black, grey and white. Large windows provide plenty of natural light and a view to the garden, enhancing the airy feel. The kitchen is equipped with appliances including an oven, gas hob, fridge, freezer, and washing machine, with a stainless steel sink beneath one of the windows.

Living Room

12' x 13'5"

A comfortable living room with soft grey carpeting and fresh white walls. A modern, wall-mounted fireplace acts as a focal point, creating a cosy atmosphere. Light filters in through a large window, brightening the space. The room offers ample space for seating and relaxing.

Living Room

15'4" x 12'4"

This light-filled room benefits from a pleasant conservatory-style design with a large skylight and surrounding windows that flood the space with natural daylight, and looks out onto the large rear garden. The wooden flooring adds warmth, while the neutral walls and vertical blinds keep the room feeling fresh and inviting. The space easily accommodates a dining table and chairs, ideal for family meals or entertaining guests.

WC

5'4" x 2'5"

A small and practical WC finished with white walls and a matching white toilet. A radiator is mounted beneath a small window, providing light and warmth.

Landing

5'2" x 9'11"

The landing upstairs is bright and spacious with light walls and carpeting that extends throughout the first floor. It provides access to the bedrooms and bathroom, with a stairwell leading both up to the loft room and down to the ground floor.

Bedroom 1

10'10" x 9'4"

Bedroom 1 offers a tranquil retreat with soft grey carpeting and a bright window allowing natural light to fill the room. The neutral décor creates a calm space, with ample room for bedroom furniture.

Bedroom 2

7'11" x 15'4"

Bedroom 2 is a spacious room with grey carpeting and a large window flooding the space with natural light. Neutral walls create a versatile and welcoming environment, perfect for a double bedroom or home office, and has a storage cupboard.

Bedroom 3

6'9" x 10'3"

Bedroom 3 is a cosy space with grey carpeting and white walls. A window allows daylight to brighten the room, providing a comfortable setting for a bedroom or study.

Bathroom

6'9" x 5'6"

The bathroom is finished in light tones with modern tiling surrounding the bath and shower area. It features a bath with an overhead shower, a vanity unit with sink, and a window that allows natural light to filter in, creating a fresh and clean feel.

Loft Room

7'6" x 25'2"

The loft room is a bright and versatile space, carpeted in

grey and painted white to enhance the feeling of light and space. It has a sloped ceiling typical of a loft conversion, with several lights along the length of the room. This room provides excellent additional living space, perfect for a playroom, office, or guest accommodation.

Rear Garden

The rear garden is a generous green space, enclosed by wooden fencing for privacy. It features a grass lawn and a paved area close to the house, ideal for outdoor seating or dining. A garden shed and children's play equipment are visible, making this a practical and enjoyable outdoor space for families.

Front Exterior

The front exterior presents a traditional brick-built home with a driveway offering off-road parking and a small lawn area bordered by a low brick wall. The front door is modern with a glass panel, and the windows include a bay window at the front, giving the house character and charm.

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

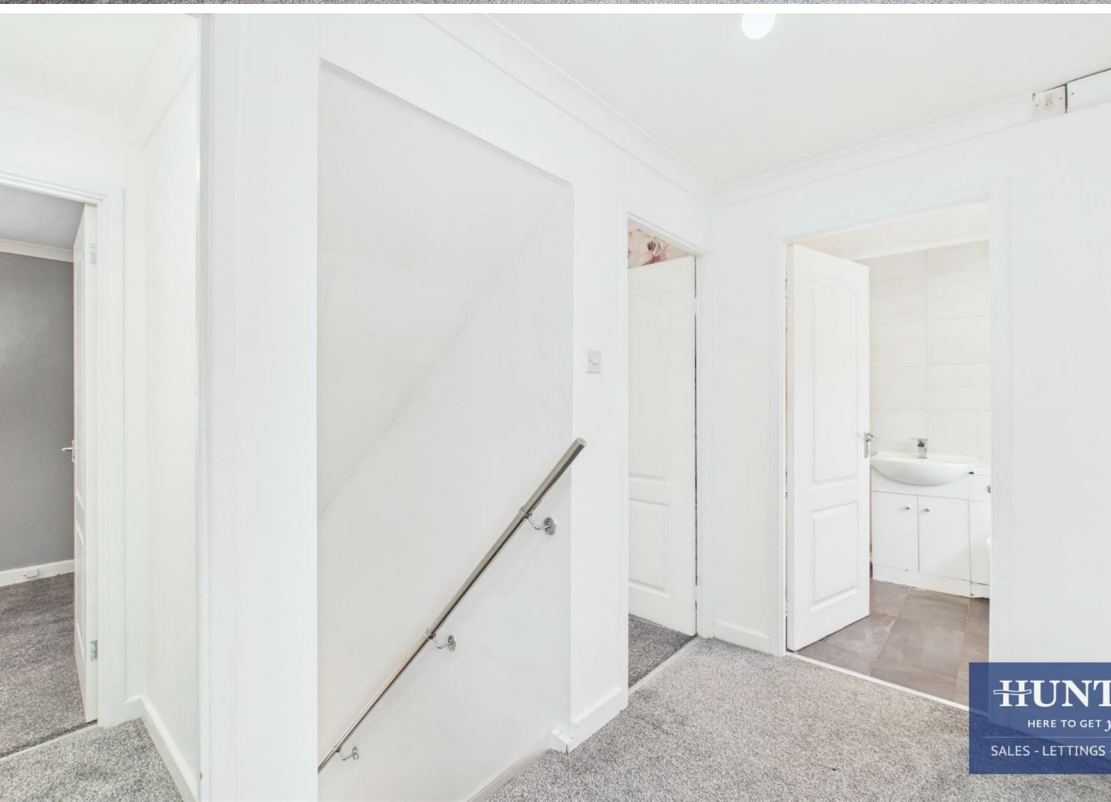
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (in particular central heating if fitted) referred to in these 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 offices, we can still help you through our national network of Hunters estate agents.

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