



**29 Lumley Street**

Sunderland  
Tyne And Wear  
SR4 7DZ

**£700 pcm**

Two Bedrooms  
Mid Terraced Cottage  
Available Early May  
Close to All Amenities  
Unfurnished  
Viewing Recommended



Safe and Secure welcome to the rental market this two bedroom mid-terraced cottage, available immediately on an unfurnished basis. Situated on Lumley Street, Millfield, the property is conveniently situated within access to all local amenities including Sunderland Royal Hospital.

Briefly comprising of: an entrance hall, lounge, kitchen, two bedrooms, family bathroom and yard to rear.

If you are interested please give our office a call on 0191 385 4477.

### **ENTRANCE HALL**

Double glazed entrance door and radiator.

### **LOUNGE**

12' 9" x 13' 7" (3.91m x 4.15m) Double glazed window to rear, coving to ceiling, wood effect fireplace, radiator, telephone and television point.

### **KITCHEN**

6' 9" x 9' 11" (2.06m x 3.04m) Fitted wall and base units, work surfaces, single bowl sink and drainer unit, integrated electric oven, integrated gas hob, extractor hood and double glazed window to rear.

### **REAR PORCH**

2' 8" x 5' 4" (0.82m x 1.64m) Double glazed door to rear and built in storage cupboard housing combination boiler.



### **MASTER BEDROOM**

11' 8" x 12' 6" (3.58m x 3.82m) Double glazed window to front, coving to ceiling, fitted wardrobes and radiator.

### **BEDROOM 2**

5' 9" x 10' 6" (1.77m x 3.21m) Double glazed window to rear, access to loft space and radiator.

### **BATHROOM**

White three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, extractor fan and double glazed window to rear.

### **REAR YARD**

Mainly paved area enclosed by walled boundaries with roller shutter door.



**Local Authority**  
**Council Tax Band**  
**EPC Rating**

Sunderland City Council

A

D



**Houghton Le Spring**  
24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
DH4 4QT

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.