



148 Newcastle Road, Sunderland, SR5 1NA

£525 Per Calendar Month

***** NEW TO THE MARKET ***** is this deceptively spacious, recently decorated two bedroom flat split over two floors. and is available immediately on an unfurnished basis. As the property is within walking distance of local amenities such as the Sea Road Shopping Centre and Metro stations, it will appeal to a variety of applicants. It is also ideally located for transport links such as the A19 making an ideal commute to all areas. Internally the property has an entrance hall with some retaining features leading to the first floor landing where you will find a bright double bedroom and family bathroom. A few more stairs takes you to the master bedroom which benefits from built in wardrobes and a fantastic open plan lounge/kitchen area. The property also benefits from UPVC windows and gas central heating throughout. Early viewing is a must to avoid disappointment.

Entrance Hallway

With some period features and stairs leading to the first floor

Lounge/Kitchen

Fantastically spacious open plan lounge/kitchen. Benefitting from gas central heating and two UPVC windows over looking the front aspect, kitchen has a range of wall and base units, integrated oven, hob and an extended breakfast bar

Landing

Split level landing area with doors leading to one of the bedrooms and bathroom

Master Bedroom

Spacious master bedroom with the benefit of built in wardrobes, gas central heating radiator, UPVC window and additional storage cupboard

Bedroom Two

Large double bedroom with gas central heating radiator and UPVC window

Bathroom

Bathroom with 3 piece suite and shower over the bath

Agent Note

Holding Deposit:

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 Calendar days

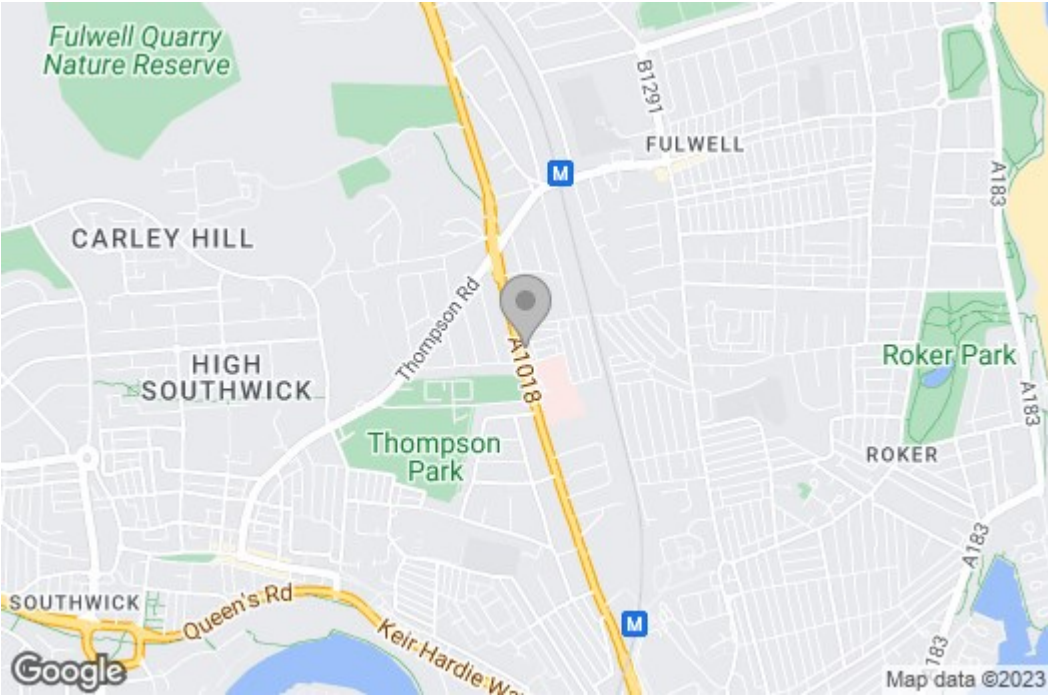
Upfront Costs:

1 Months rent upfront

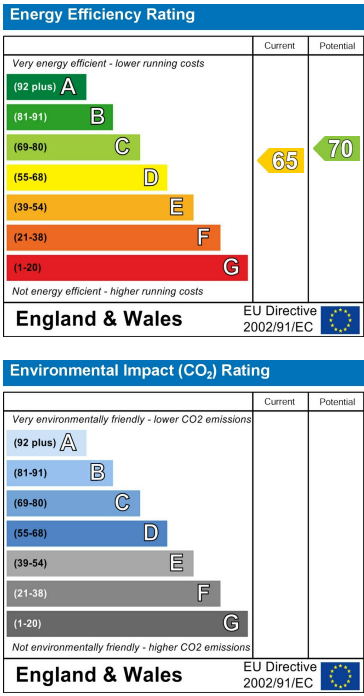
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.