



23 Exeter Street

Pallion
Sunderland
SR4 6QY

£595 pcm

End of Terrace Cottage

Two Bedrooms

Yard to Rear

Close to Local Amenities

Short Drive from Sunderland City Centre

Public Transport Links

Available July 2024!



Safe and Secure welcome to the rental market this two bedroom traditional cottage style property, situated on Exeter Street, Pallion. The property is available early July 2024 on an unfurnished basis. The property's ideal location provides access to all local amenities as well as Sunderland Royal Hospital. The property is also provided with local transport links including bus and Metro.

The property briefly comprises of: an entrance hall, kitchen, lounge, 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.

LOUNGE

11' 1" x 14' 7" (3.38m x 4.45m) Double glazed window to rear, television and telephone point and radiator.

KITCHEN

11' 9" x 7' 3" (3.60m x 2.21 m) Part tiled walls, fitted wall and base units, work surfaces, 1 1/2 bowl sink and drainer unit, integrated gas hob, integrated gas hob, extractor hood, space for washing machine, combination boiler, radiator, double glazed window to rear and double glazed door to rear.



MASTER BEDROOM

14' 6" x 12' 9" (4.42m x 3.90m) Double glazed window to front and radiator.

BEDROOM 2

11' 2" x 6' 6" (3.41m x 1.99m) Double glazed to rear and radiator.

BATHROOM

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

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.