



46 Neville Court
Marlborough Park
Sulgrave
NE37 3DY

£525 pcm

First Floor Landing
Two Bedrooms
Available Immediately
Unfurnished
Ideal Starter Home



Safe and Secure welcome to the rental market this two bedroom first floor apartment available immediately on an unfurnished basis. Situated on Neville Court, Marlborough Park, this property would make an excellent starter home. The property's ideal location provides direct access to all local amenities and public transport links.

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

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

ENTRANCE HALL

Entrance door and radiator.

LOUNGE

10' 5" x 17' 0" (3.2m x 5.2m) Double glazed window to front, double glazed door to balcony, radiator, telephone and television point.

KITCHEN

13' 1" x 5' 2" (4.0m x 1.6m) Part tiled walls, fitted wall and base units, work surfaces, single bowl sink and drainer unit, extractor hood, integrated gas oven, integrated gas oven, combination boiler, radiator and window to front.

BEDROOM 1

10' 2" x 16' 4" (3.1m x 5.0m) Double glazed window, mirror fronted sliding wardrobes, built in storage cupboard and radiator.



BEDROOM 2

10' 2" x 9' 2" (3.1m x 2.8m) Double glazed window, mirror fronted sliding wardrobes, built in storage cupboard and radiator.

BATHROOM

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



Local Authority
Council Tax Band
EPC Rating

Sunderland City Council

A

TBC

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.