



Sycamore Grove, Springwell, NE9 7SE
4 Bed - House - Detached
£1,350 Per Month

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Sycamore Grove

Springwell, NE9 7SE

* RARELY AVAILABLE OPPORTUNITY * STUNNING RE-FITTED KITCHEN * BEAUTIFUL TREE-LINED CUL-DE-SAC * TRADITIONALLY SOUGHT-AFTER LOCATION *

A rarely available opportunity on one of Springwell Village's most desirable tree-lined streets, this beautifully presented home on Sycamore Grove will be available to rent from January 2026. The property will appeal to a wide range of tenants seeking high-quality accommodation in a peaceful and established setting.

Offered part-furnished, the layout comprises an entrance hallway, a large and inviting open-plan living and dining room, a conservatory, a gorgeous re-fitted kitchen, utility room and a downstairs WC. To the first floor there are four well-sized bedrooms and a family bathroom. Externally there is a driveway leading to a single garage and pleasant gardens to both the front and rear.

Sycamore Grove forms part of a highly regarded cul-de-sac within Springwell Village, an area known for its traditional charm, sense of community and excellent convenience. The village offers local shops, a popular primary school and well-regarded pubs and restaurants. Strong transport links via the A1(M) and A19 provide easy access to Gateshead, Newcastle, Sunderland and Durham, while nearby open countryside and walking routes further enhance the appeal. This represents a rare opportunity to secure a home in one of the village's most sought-after locations.

** Specifications: Part furnished. Families welcome. Pets considered. No smokers **

Required earnings: Tenant Income £48,600 . Guarantor Income £48,600 (if required)

Bond £1350









Porch

Hallway

Lounge / Dining Room

Conservatory

Kitchen

Utility Room

W.C

FIRST FLOOR

Bedroom

Bedroom

Bedroom

Bedroom

Bathroom

EXTERNAL

Externally there is a driveway leading to a single garage and pleasant gardens to both the front and rear.

Agent's Notes

Council Tax: Sunderland, Band E - Approx. £2,558 p.a

Energy Rating: C

Property Construction – Standard

Number & Types of Rooms – 4 Bedrooms, 3 reception room, 2 kitchens and 1 bathroom.

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Selective licencing area – No

Tenant specification: Pets considered, no smokers.

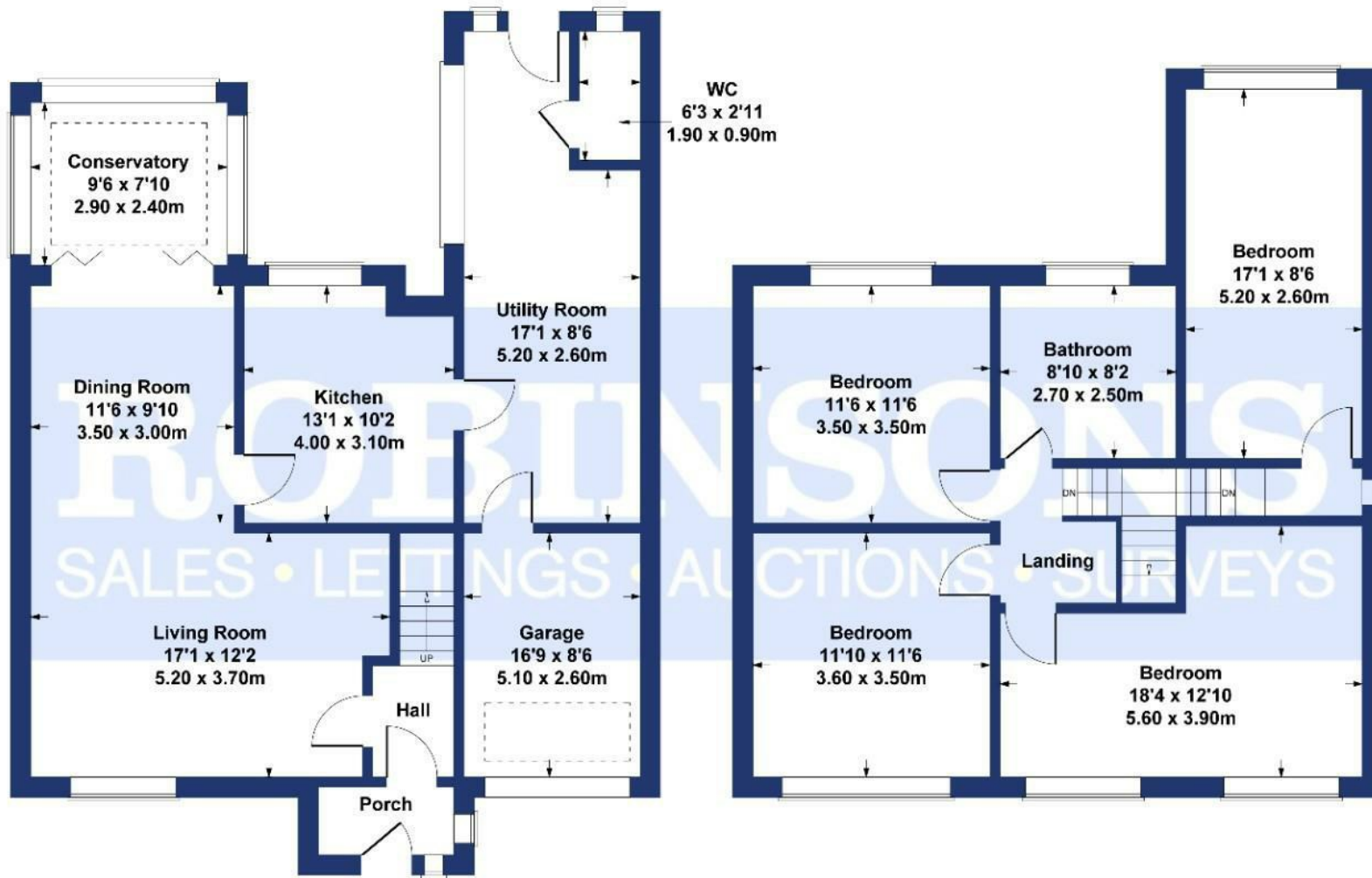
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

Redress

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

Sycamore Grove

Approximate Gross Internal Area
1690 sq ft - 157 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

69 77

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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