



**Brentford Avenue**

Sunderland SR5 4ES

**£695 Per Calendar Month**





This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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. Intending purchasers 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 any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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. Intending purchasers 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 any representation or warranty in respect of the property.

# Brentford Avenue

Sunderland SR5 4ES



- Immaculate condition
- EPC RATING - C
- Low maintenance gardens

- Freshly painted throughout
- Two well proportioned bedrooms
- Close to local amenities

- Newly fitted bathroom
- Modern kitchen
- Easy access to public transport links

\*NO DEPOSIT OPTION AVAILABLE TO RENT THIS PROPERTY\*

Early viewing of this immaculate two bedroom house located in the popular residential area of Town End Farm, Sunderland is highly recommended to avoid disappointment. The property is ideally located close to amenities and schools and has good public transport and road links.

The freshly decorated accommodation comprises of an entrance hall, spacious open plan living and dining room and modern kitchen. To the first floor there is a generous double bedroom, further well proportioned bedroom and a stylish newly fitted bathroom. Externally there are low maintenance gardens to the front and rear. The property has combi gas central heating and UPVC double glazing.

For further information or to arrange a viewing, contact Venture Properties, on 0191 3729797.

## GROUND FLOOR

### Hall

Entered via a composite door, Having stairs leading to the first floor and an internal door to the living room.

### Open Plan Living and Dining Room

19'1" x 11'3" ext to 14'7" (5.82 x 3.44 ext to 4.46)

Spacious open plan reception room with a UPVC double glazed bow window to the front, wall mounted electric fire, two radiators and an understairs storage area.

### Kitchen

14'7" x 6'3" (4.46 x 1.92)

Fitted with a range of units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in stainless steel oven and hob with extractor over, a washing machine, tiled splashbacks, radiator, wall mounted combi gas central heating boiler, UPVC double glazed window to the rear and UPVC external door to the rear garden.

## FIRST FLOOR

### Landing

With access to the loft.

### Bedroom One

14'7" x 10'3" (4.46 x 3.14)

Generous double bedroom with two UPVC double glazed windows to the front, a storage cupboard and radiator.

### Bedroom Two

8'7" x 7'11" (2.64 x 2.43)

Further well proportioned bedroom with a UPVC double glazed window to the rear and radiator.

### Bathroom/WC

6'4" x 5'6" (1.95 x 1.70)

A stylish newly fitted bathroom comprising of a panelled bath with electric shower over, a wash basin set to a vanity unit, WC, heated towel rail and UPVC double glazed opaque window to the rear.

### EXTERNAL

There are low maintenance gardens to the front and rear of the property.

### Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

### Bond / Deposit

The security deposit (bond) amount is equivalent to 4 weeks rent.

### Reposit - Rent Without a Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent (or £150, whichever is greater) as an alternative to paying the traditional deposit of 5 weeks' rent. For example, if the rent is £550, the Reposit will be the minimum payment of £150. If the rent is £750, the Reposit will be equivalent to one week's rent at £173.08.

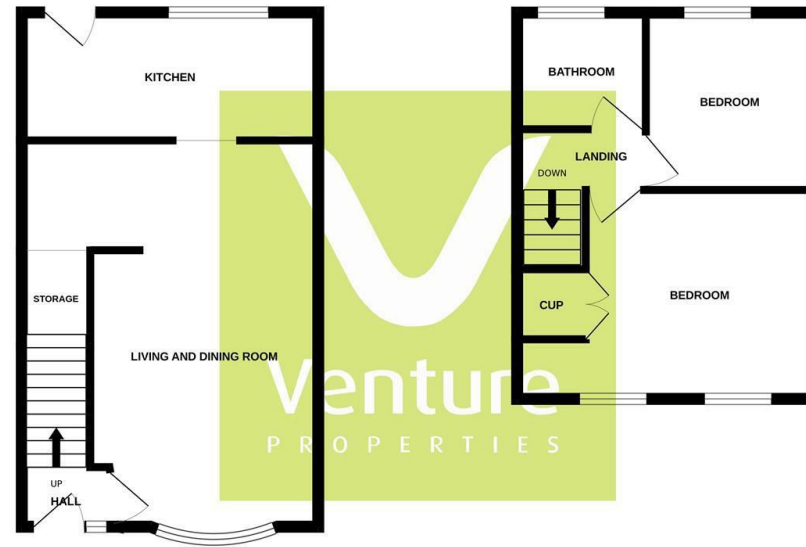
There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

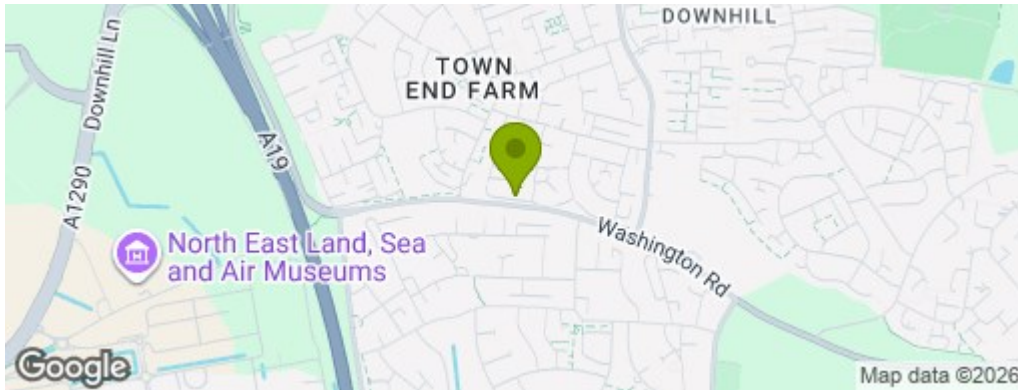
Further information is available at [www.reposit.co.uk/tenants](http://www.reposit.co.uk/tenants).

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplan ©2026



## Property Information

**0191 372 9797**

1 Whitfield House, Durham, DH7 8XL  
durham@venturepropertiesuk.com