



St. Peters View, Monkwearmouth, Sunderland, SR6

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# St. Peters View, Monkwearmouth, Sunderland, SR6

£1,000 Per Month

\* 2 BEDROOM \* £1000 PER MONTH \* £1153 DEPOSIT \* FRONT AND REAR GARDENS \* DRIVEWAY \*

This well-presented two-bedroom end-of-terrace house is available to let in Sunderland on a furnished basis. Situated on a private road, the property offers a practical layout, including a spacious kitchen with ample storage, a living/dining room with fireplace, and a sunroom overlooking the rear garden with direct access outside. The hallway features wood-panelled walls, along with a convenient downstairs WC.

Upstairs, the modern bathroom includes a bath with overhead rain shower and heated towel rail. The master bedroom benefits from built-in storage, while the second bedroom is a generous double.

Externally, the property has front and rear gardens, along with a driveway providing off-street parking.

The property is well located for access to local shops, schools and amenities, as well as Sunderland city centre and the nearby coastline. Roker and Seaburn beaches are within easy reach, being around one mile away, offering coastal walks and seafront cafés. Sunderland city centre is also around one mile away and provides a range of retail, dining and leisure facilities.

The property is available to let at £1,000 per month, with a deposit of £1,153.

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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

88 m<sup>2</sup>

947 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Hallway**

12'4" x 3'6"

**Living/Dining Room**

15'3" x 11'2"

**Sunroom**

9'1" x 9'6"

**Kitchen**

10'5" x 11'2"

**Hallway**

13'11" x 6'0"

**WC**

6'0" x 2'1"

**Landing**

16'3" x 5'11"

**Bedroom 1**

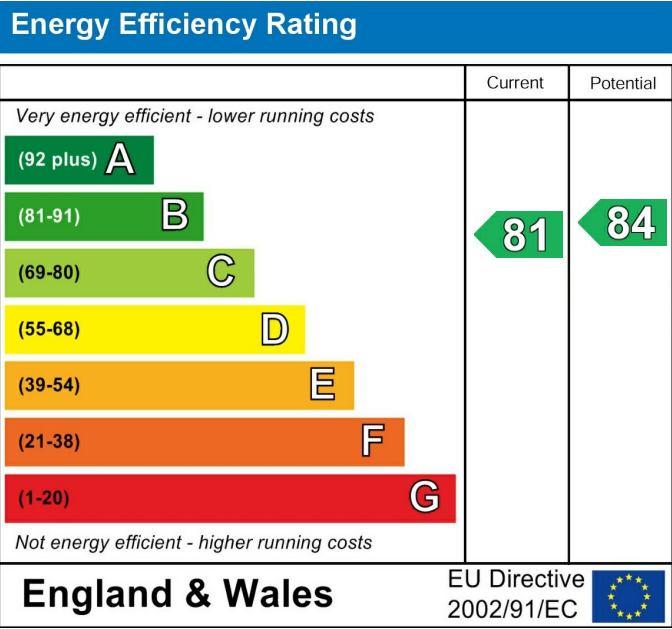
15'5" x 11'2"

**Bedroom 2**

10'5" x 11'1"

**Bathroom**

9'9" x 5'10"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

# TO LET

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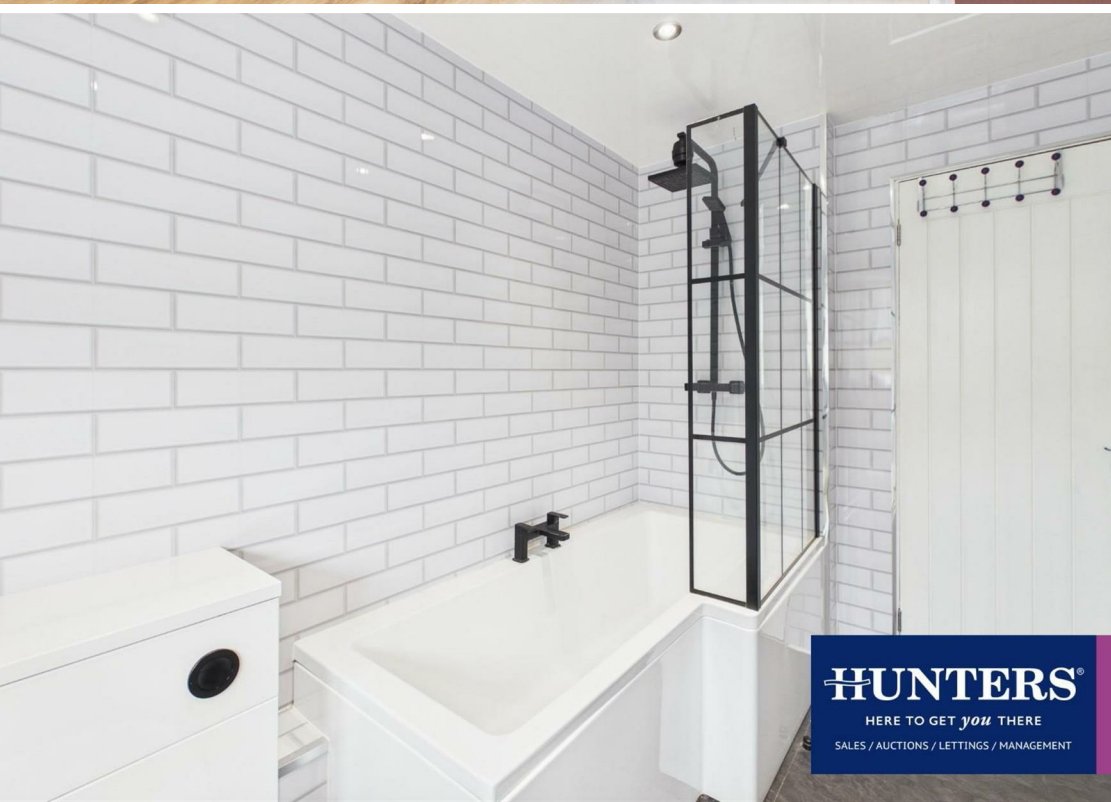




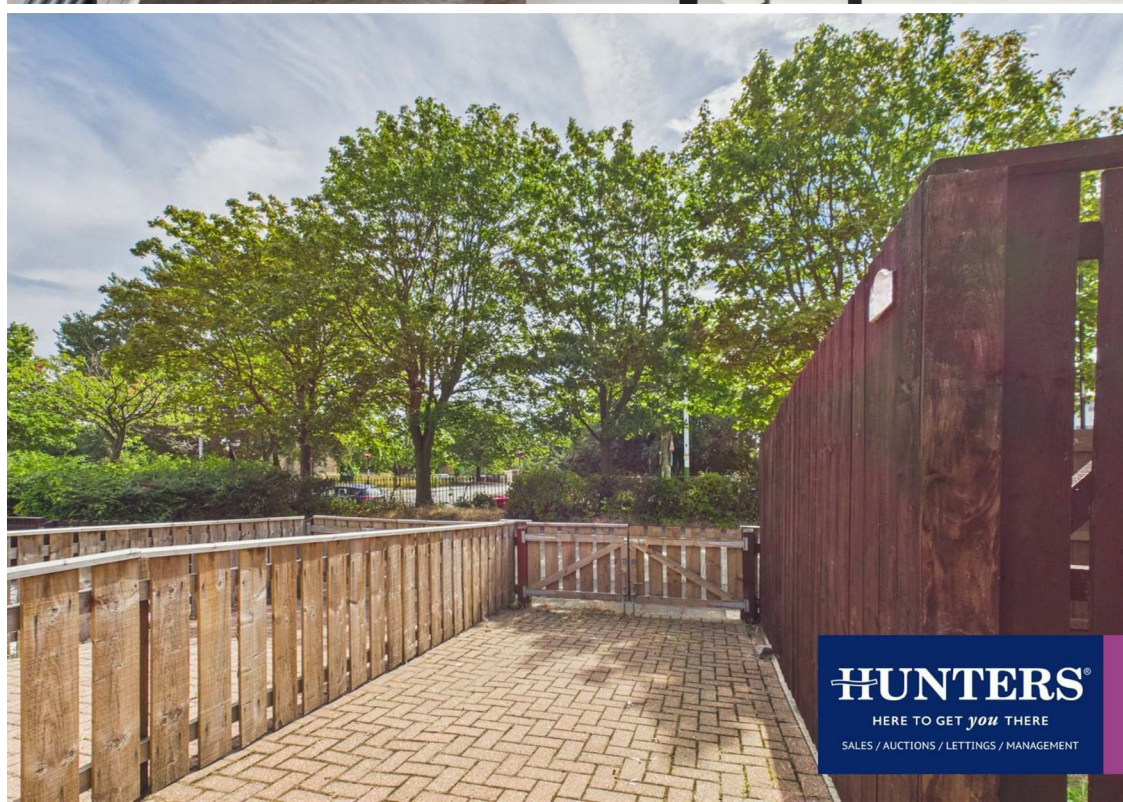
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