



28 Neville Court
Marlborough Park
Sulgrave
NE37 3DY

£600 pcm

Three Bedrooms
Maisonette
Available Early October
Close to Local Amenities
Great Public Transport Links
Ideal for Variety of Tenants



Safe & Secure Properties are delighted to welcome to the rental market this spacious three-bedroom maisonette, available on an unfurnished basis. Ideally situated on Neville Court in the popular Marlborough Park area, the property offers generous accommodation throughout and would make an ideal home for families, couples, and professionals alike.

Briefly comprising of: an entrance hall, kitchen, lounge/diner, three excellent sized bedrooms and family bathroom.

ENTRANCE HALL

Staircase to the first floor, under-stair cupboard, door leading to:

LOUNGE

22' 11" x 10' 4" (7.00m x 3.16m) Double glazed French style doors, two radiators.

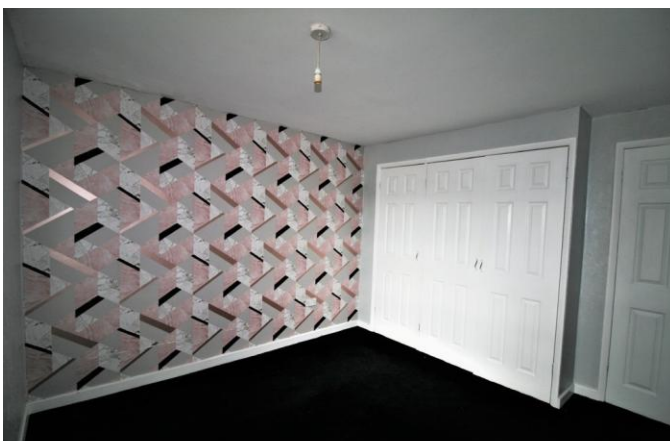
KITCHEN DINER

10' 1" x 10' 5" (3.09m x 3.18m) Fitted wall and base units with work surfaces, single drainer sink, integrated electric oven and gas hob, space for a washing machine and other appliances, tiled flooring, boiler, radiator, double glazed window to the front.

FIRST FLOOR LANDING

Radiator, doors leading to:

BEDROOM ONE



10' 4" x 9' 8" (3.17m x 2.97m) Window to the rear, fitted wardrobes, radiator.

BEDROOM TWO

10' 4" x 10' 1" (3.15m x 3.09m) Window to the front, fitted wardrobes, radiator.

BEDROOM THREE

10' 5" x 11' 0" (3.18m x 3.36m) Window to the front, radiator.

BATHROOM

White four piece suite comprising of a panelled bath, step in shower cubicle, wash hand basin, low level WC, radiator.

COMMUNAL GARDENS



Local Authority	Sunderland City Council
Council Tax Band	A
EPC Rating	C

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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.