



5 Lincoln Street
Sunderland
Tyne And Wear
SR4 6NW

£695 pcm

Two Bedroom Cottage
Unfurnished
Available Immediately
Ideal for Variety of Tenants
Close To Local Amenities
Private Rear Yard





Safe and Secure welcome to the rental market this two-bedroom mid-terraced cottage style house, available on an unfurnished basis. Situated on Lincoln Street, Pallion, the property is within easy access to all local amenities as well as Sunderland Royal Hospital. The property's ideal location also provides access to public transport links including the Metro.

The deceptively spacious property briefly comprises of: an entrance hall, lounge, dining room, kitchen, two bedrooms, family bathroom and enclosed yard to rear.

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

ENTRANCE HALL

Double glazed entrance door, staircase to first floor, built in storage cupboard and radiator.

LOUNGE

12' 16" x 13' 63" (4.06m x 5.56m) Double glazed window to rear, dado rail and radiator.

DINING ROOM

18' 93" x 12' 7" (7.85m x 3.84m) Double glazed window to rear, built in storage cupboard, dado rail and radiator.

KITCHEN

16' 5" x 7' 92" (5m x 4.47m) Fitted wall and base units, work surfaces, single bowl sink and drainer



unit, combination boiler, radiator and double glazed window to rear.

REAR HALL

Door leading to rear yard.

MASTER BEDROOM

11' 88" x 9' 86" (5.59m x 4.93m) Two double glazed windows to front and radiator.

BEDROOM 2

8' 44" x 9' 85" (3.56m x 4.9m) Double glazed window to rear, 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 double glazed window to rear.

REAR YARD

Paved area enclosed by walled boundaries and roller shutter.

Local Authority
Council Tax Band
EPC Rating

Sunderland City Council

A

D

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.