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Cotswold Square, Sunderland, SR5

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£750 Per Month, Deposit £865

Situated in the popular residential area of Cotswold Square, Sunderland, this well-presented home offers comfortable accommodation ideally suited to couples, small families, or professionals seeking a convenient place to call home.

The property benefits from two spacious reception rooms, providing flexible living space for relaxing, dining, or entertaining guests. The layout creates a welcoming atmosphere throughout, with plenty of room to adapt the space to suit your lifestyle.

To the first floor are two generously sized bedrooms, offering comfortable accommodation and ample space for furnishings. A modern bathroom serves the property and is fitted to meet the demands of everyday living.

Extending to approximately 721 sq ft, the home is thoughtfully arranged to make the most of the available space, creating a practical and inviting environment throughout.

Available at £750 per calendar month, with a deposit of £865 required, this property represents excellent value in a sought-after Sunderland location. Residents will benefit from easy access to local shops, schools, transport links and other everyday amenities, while enjoying the friendly community feel that Cotswold Square has to offer.

Offering a combination of space, convenience and affordability, this is a fantastic opportunity to secure a well-maintained home in a desirable area. Early viewing is highly recommended.

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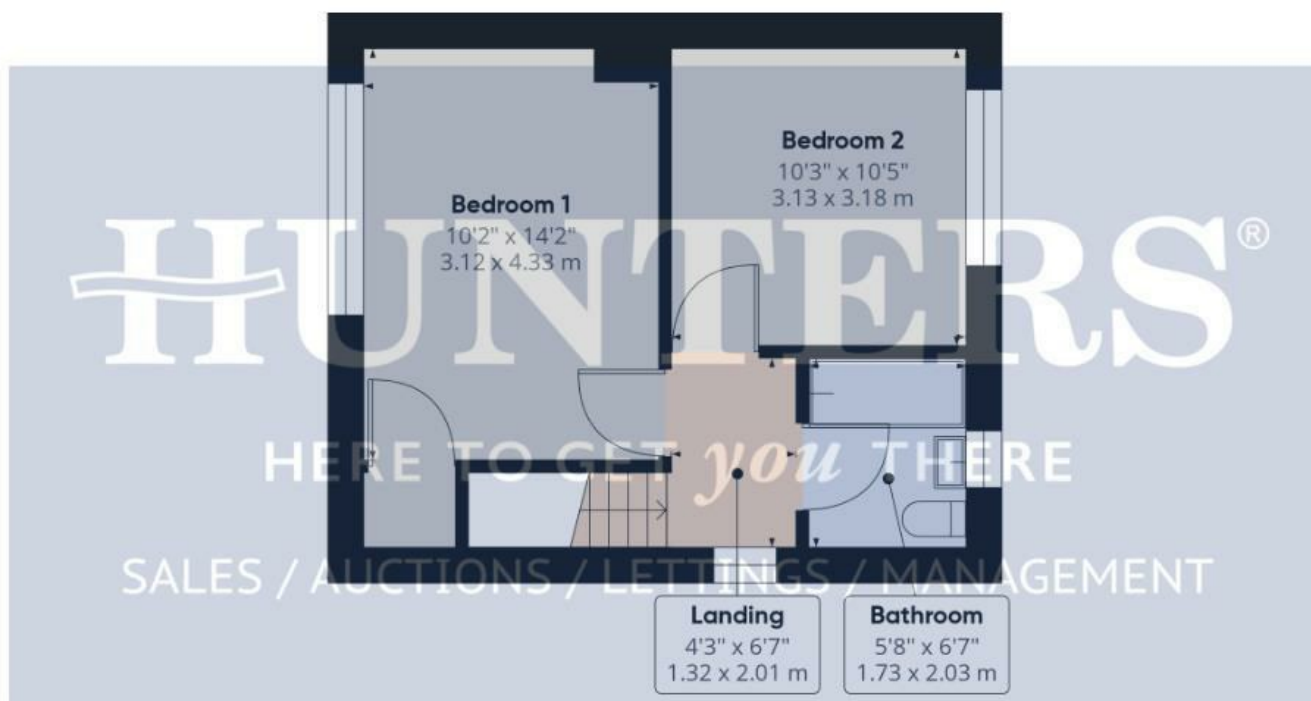


Ground Floor

Approximate total area⁽¹⁾

658 ft²

61.2 m²



Floor 1

(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

Living Room
12'1" x 17'3"

Dining Room
7'10" x 8'8"

Kitchen
9'3" x 8'0"

Landing
4'3" x 6'7"

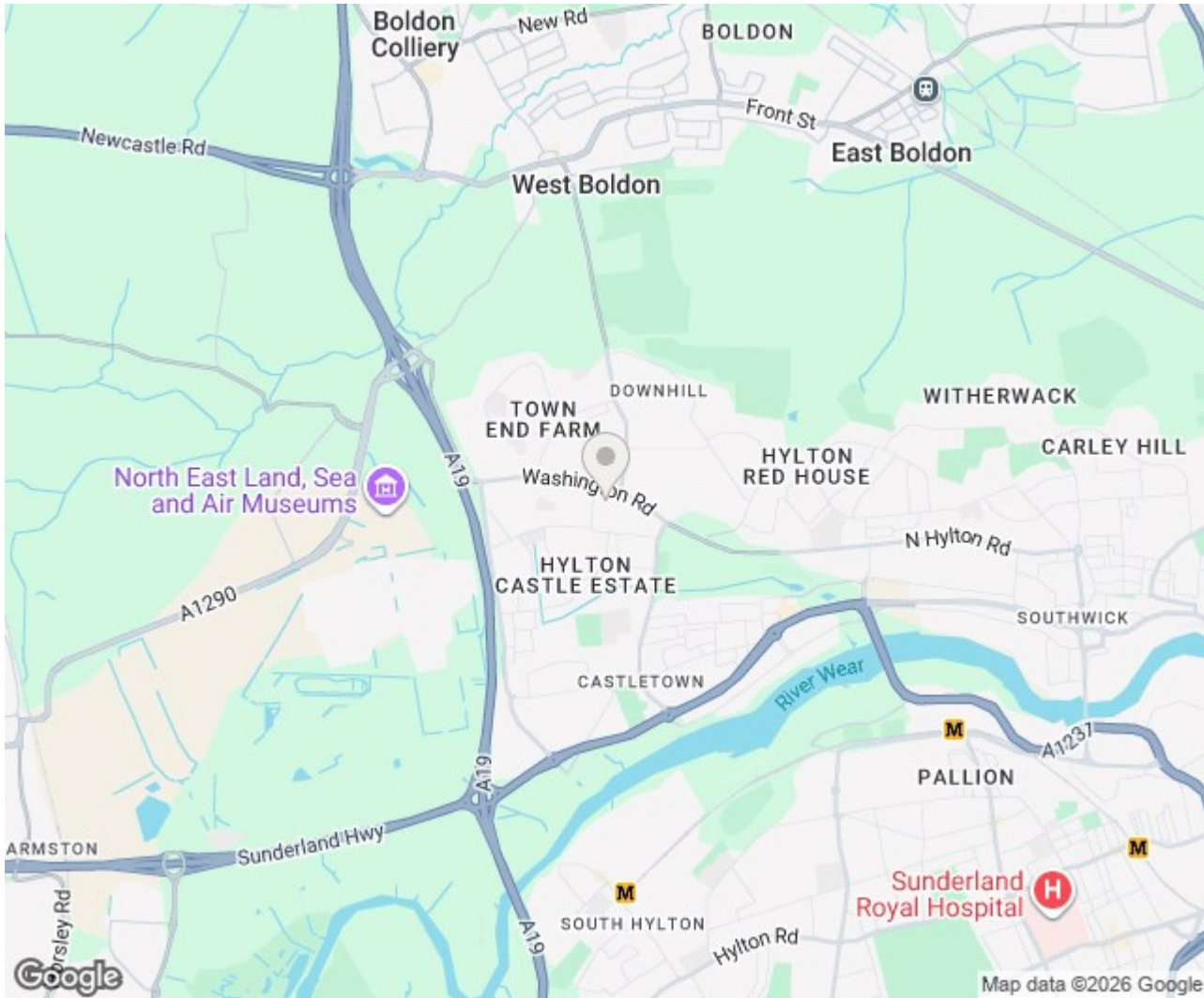
Bedroom 1
10'2" x 14'2"

Bedroom 2
10'3" x 10'5"

Bathroom
5'8" x 6'7"

Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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.

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