



Front Street, East Boldon, NE36

£800 Per Month, Unfurnished, Deposit £923, AVAILABLE NOW

FRONT STREET • EAST BOLDON NE36 • FIRST FLOOR • TWO BEDROOM FLAT • SPACIOUS • NEWLY REFURBISHED • SPACIOUS BATHROOM • AVAILABLE IMMEDIATELY • £800 PER MONTH • £923.07 DEPOSIT • UNFURNISHED • COUNCIL TAX BAND - • EPC RATING - E •

Now available to let is this neutrally decorated two-bedroom, first floor flat above the post office on Front Street in East Boldon. Ideally positioned within a sought-after location, offering excellent access to local amenities, reputable schools, and convenient public transport links. It is closely situated to attractive walking and cycling routes, making it suitable for those who enjoy an active lifestyle.

The property features a spacious reception room filled with natural light thanks to the large windows, creating an inviting and airy setting for relaxation or entertaining. The recently refurbished kitchen presents a modern and practical space, thoughtfully designed to meet the needs of everyday living.

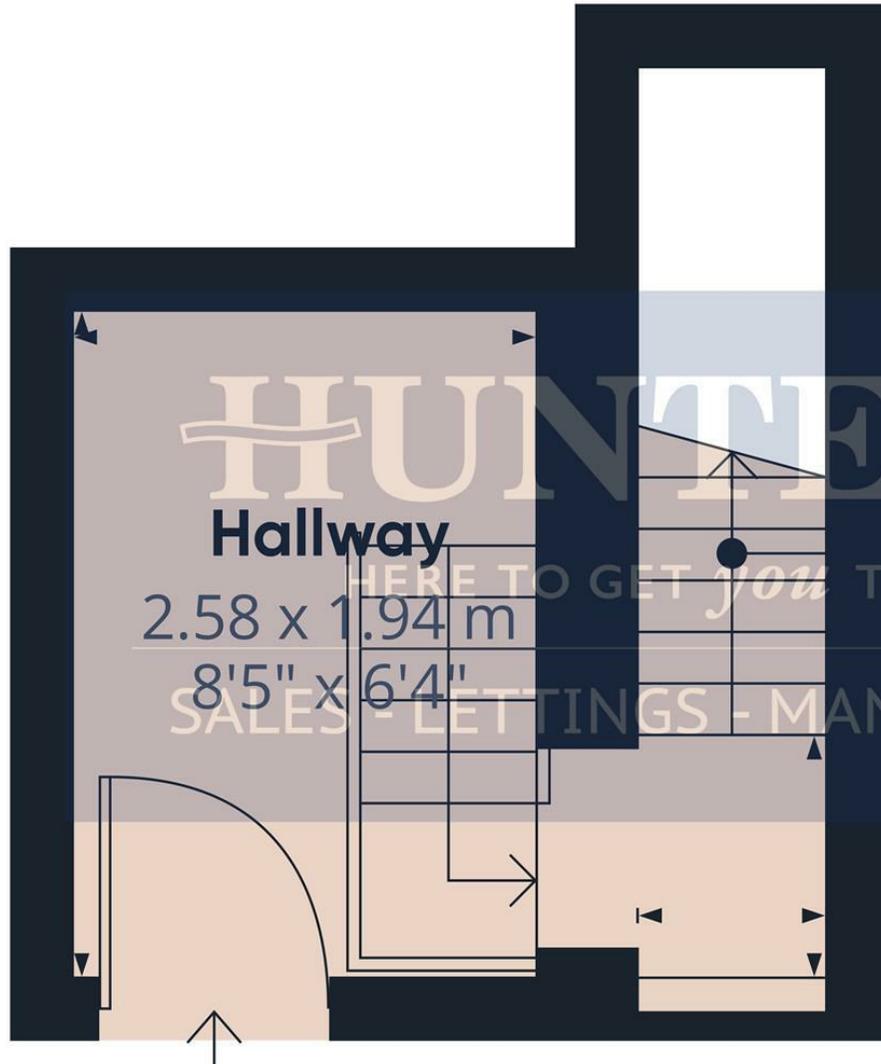
There is a small utility/storage cupboard housing the gas boiler and space for a washing machine.

The main bedroom is a comfortable double Master bedroom, providing ample space for furnishings and personal belongings. The bathroom is generously proportioned, featuring a separate shower cubicle, and a large bath—a pleasant environment for unwinding at the end of the day.

This flat's layout maximises convenience and usability, making it a practical choice for a wide variety of residents.

The flat's location remains a key highlight, allowing for easy access to the surrounding community, green spaces, and local services. Enquire today to arrange a viewing or to gather more information about this appealing property available to let.

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Floor 0

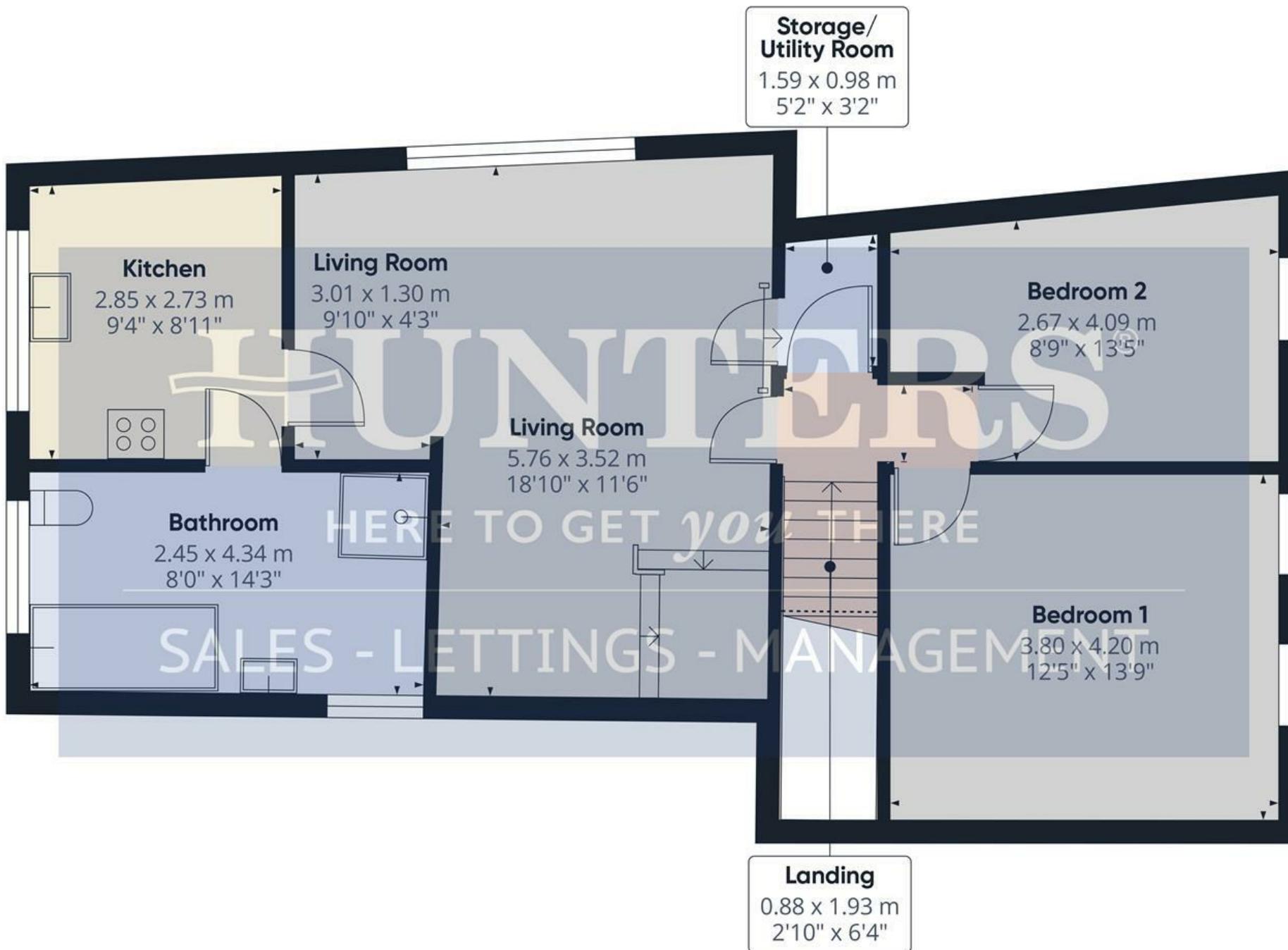
Hallway
1.05 x 0.88 m
3'5" x 2'10"

Approximate total area⁽¹⁾
8.6 m²
93 ft²

(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.

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**Approximate total area⁽¹⁾**72.5 m²780 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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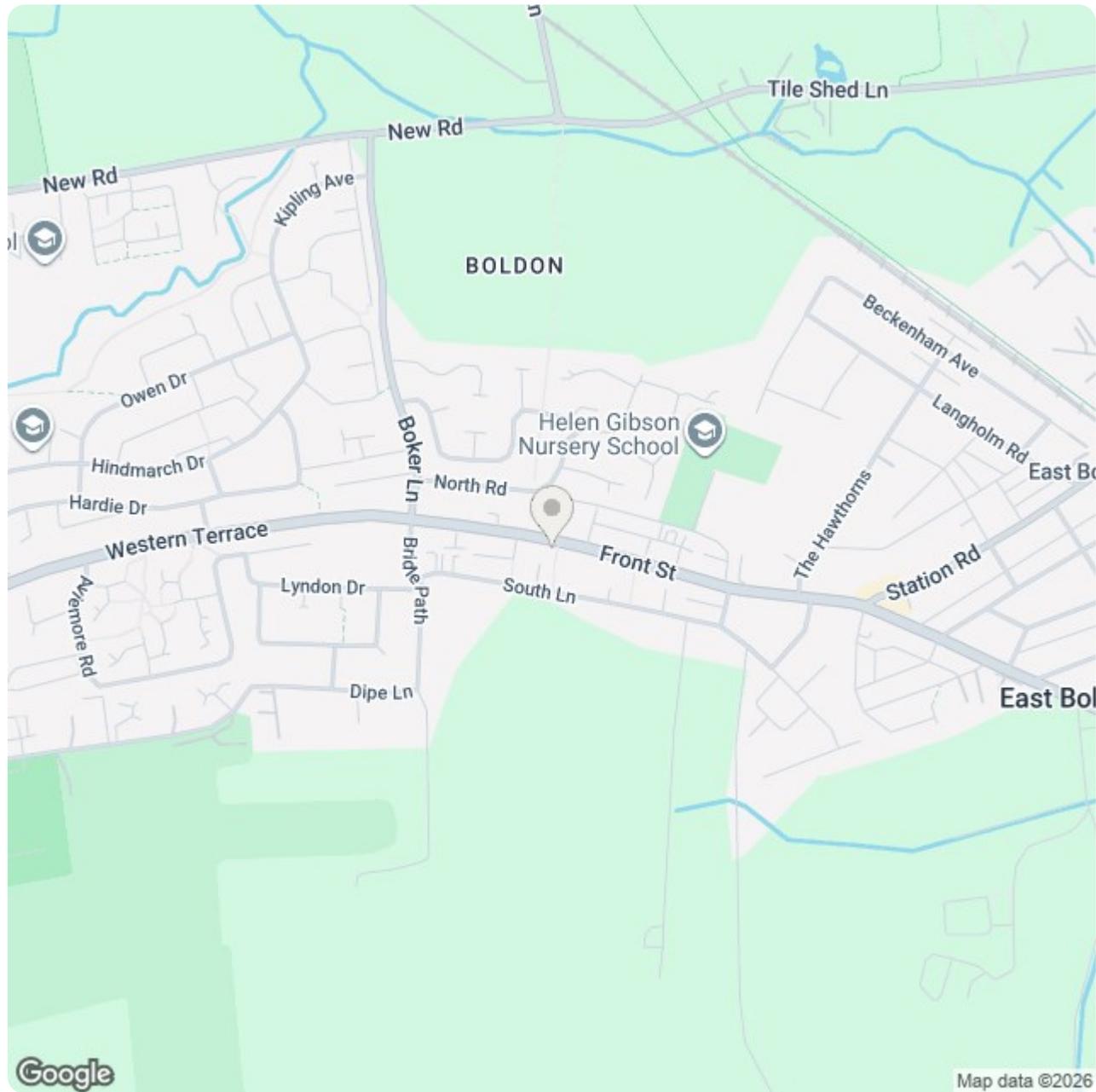


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To book a viewing please email
sunderlandlettings@hunters.com or call 0191 594 77 88
option 2.

