



1 Langton Close - MAIN
, Sunderland, SR4 7AS

£495 Per Month

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- Newly refurbished
- Excellent Location
- Bills included (only responsible for personal TV license)
- Large rear gardens
- Free Parking
- Gas Central Heating

****HOUSE SHARE****AVAILABLE NOW! NEWLY REFURBISHED - 5 ROOMS AVAILABLE

We are pleased to announce the availability of stunning double rooms in a beautifully furnished 5-bedroom shared accommodation. These newly refurbished rooms range from £450 (single bed) TO £495 (double) per month, with bills included. This property has been decorated and furnished to a high standard.

The property features a communal entrance and hallway leading to a spacious Kitchen /Diner with a chill out area for relaxing. Each double bedroom is fully furnished with a cupboard style wardrobe, bed and chest of drawers.

The shared kitchen/living space includes ample storage, with two fridge/freezers, gas hob and oven, extractor fan, washing machine and dryer. There is a main bathroom with shower over the bath. A separate w.c and a walk in shower room.

The property's location offers easy access to the city centre, shops, and amenities, with excellent transport links to the coast and nearby motorways, making it ideal for professionals. Additional benefits include gas central heating, double glazing, and WiFi included in the rent.

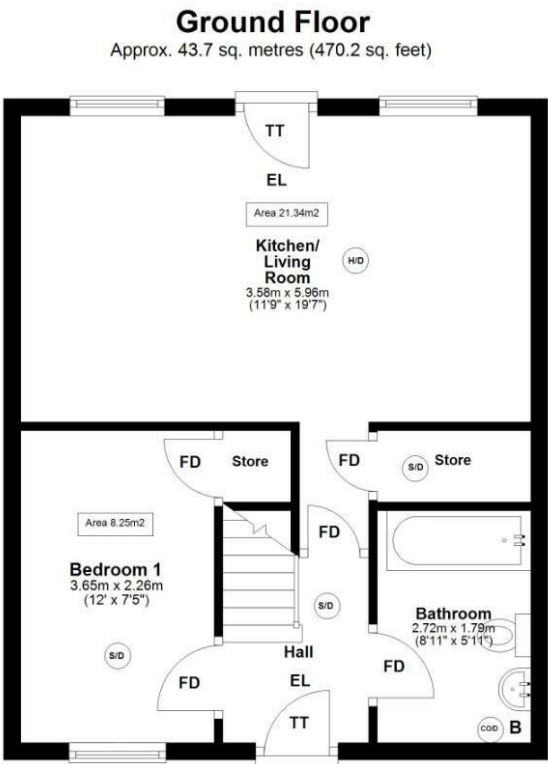
Please contact us to arrange a viewing at your earliest convenience. We would be happy to show you the various options available in this lovely property.

Tenants responsible for TV License.





Floor Plan



Total area: approx. 87.6 sq. metres (943.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

1 Langton Close

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		