



**6 Eden Vale (e)**

Sunderland

SR2 7NJ

**£725 pcm**

Newly Refurbed

Four Bedrooms

New Kitchen

Spacious





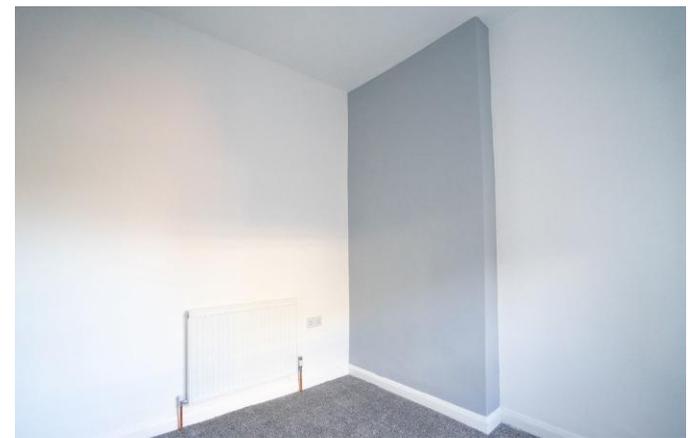
Immaculately presented spacious house, on the popular Eden Vale, Sunderland. Updated throughout the property has four bedrooms and two reception rooms.

Located close to Sunderland City centre with the Royal Hospital & Mowbray Park all within walking distance. Easy access to local amenities, public transport and road links are an added benefit of where this property is situated.

Entrance is gained via the hallway, which in turn provides access to two reception rooms and a fully fitted kitchen offering a range of wall & base units, ample worktop space and brand new oven & hob. To the first floor there are four bedrooms and a bathroom which is fitted with a white suite. To the rear aspect is a paved yard garage door allowing access to the rear lane and providing parking.

Call today to secure your appointment to view!





Local Authority  
Council Tax Band  
EPC Rating

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.