

Rotherfield Square, Redhouse, Sunderland

£750 PCM


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2-bedroom semi-detached house in Rotherfield Square, Redhouse. Situated in a quiet, friendly square, the property is perfect for those seeking a peaceful yet well-connected location. The area boasts excellent local amenities, including schools, parks, and shops. With easy access to transport links, commuting to nearby cities is straightforward. Perfect location for Nissan workers. The home itself features spacious rooms and a private garden. Available January 2027.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Entrance via UPVC front door into

Entrance Hall
With stairs to first floor and door to Lounge.

Lounge 12'0" x 10'9"





Double glazed window to the front elevation, radiator and storage cupboard. Open plan into Dining Room.

Dining Room 7'11" x 8'6"




Double glazed window to the rear elevation and radiator. Door to Kitchen.

Kitchen 10'5" x 8'0"




Wall and base units with countertops over incorporating a single bowl sink and drainer. Space provided for the inclusion of a washing machine, low level fridge and cooker. Integrated cooker hood and storage cupboard. Double glazed window and wooden door to rear.

First Floor
Landing with radiator, double glazed window to the side and doors to

Bedroom One 13'11" x 10'0"




Spacious double bedroom with radiator, double glazed window to the front and a storage cupboard.

Bedroom Two 10'4" x 10'7"




Double bedroom with radiator and double glazed window to the rear.

MAIN ROOMS AND DIMENSIONS

Bathroom





Bath with wall mounted shower, low level wc, hand wash basin and double glazed frosted window.

Outside



Low maintenance gardens to the front and rear with a driveway to the front providing off street parking and a shed to the rear.

Council Tax
The Council Tax Band is Band A

Lettings Important Info.
We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Lettings Viewing Appointment
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

Movein Costs
Before moving in you will need to pay one month's rent and a bond equal to five weeks rent.

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon



