

# FLEETWOOD

PROPERTY MANAGEMENT & LETTINGS



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**Holborn Road, Sunderland, Tyne and Wear**

**£675 Per month**

**2 Bedrooms 0 Reception Rooms 1 Bathrooms**

**House Available now Deposit: £675 Deposit: £675**

The property is situated in a quiet, residential area, with a variety of amenities nearby such as shops, schools and transport links.

The property benefits from a modern fitted kitchen with an integrated oven/hob, an adequately sized back garden, a greenhouse (the shed will be removed as it is in poor condition), and a drive way to the front. It's also worth noting that the house has recently been re-decorated throughout. There is significant demand for full sized houses with gardens so early viewing is recommended.

Rent is £675PCM, and a bond of one month's rent is required. Including the first month's rent and the bond paid in full it'd be £1,350 to move in.

References, right to rent and affordability checks will be carried out on all applicants. A homeowner guarantor and/or a landlord reference will be required.

Bills are not included in the rent

The EPC rating for this property is currently D.

Get in touch to arrange a viewing or if you have any questions. Thank you

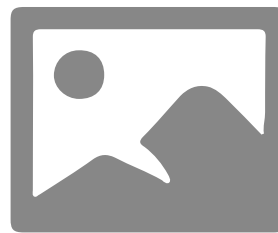


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EPC Rating: D

Council Tax: Band Not Required

Local Authority:

Tenure: Leasehold

Lease Details (If applicable):  
Years remaining

£ Ground rent

£ Service charge

Directions:



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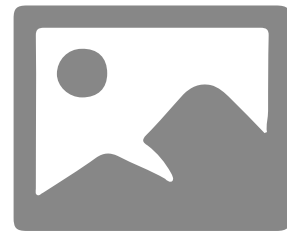


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**Fleetwood Lettings**

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Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.