

TO LET

Welcome to *your* place in Sunderland



**Thomas Street**  
Sunderland SR2 0RF

Cottage  
2 Bedrooms  
Yard to Rear  
Easy Reach of the City  
Centre  
Available now!

Unfurnished  
Reception Room  
Close to Good Schools  
Awaiting EPC

**£400 PCM**

**Main Rooms and Dimensions**

Ground Floor

Bedroom 1 10'5" x 8'3"

Entrance Lobby

Bedroom 2 16'2" x 5'7" plus recess

Dining Room 10'2" maximum including  
stair case area x 14'9" in

Outside

Lounge 10'1" into alcove by 15'1"

Lettings Important Notice

Kitchen 15'7" maximum x 5'10"

Lettings Viewing

Rear Lobby

Opening Times

Bathroom

Ombudsman

First Floor Landing



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**Tried. Trusted. Recommended.**