

3 bed terraced house to rent in

East Moor Road, Pallion, Sunderland, Tyne and Wear, SR4 6QF

£825 pcm

x 3 x 1 x 2

On Street parking

Unfurnished

Property features

- Available from September 2026 (subject to references)
- 3 Bedroom Cottage
- Modern Kitchen and Bathroom
- Sought After Location
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas

Arrange a viewing

Beth Curtis
Sales Negotiator
Sunderland

0191 5143929
sunderland@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Introducing a pure delight for the discerning renter: a charming 3-bedroom terraced cottage available from September 2026, located in the calm and tranquil Pallion area in Sunderland.

The front of the property sets a captivating first impression, with signature character. Inside, the property impressively combines traditional design elements with modern amenity. The property boasts three well-proportioned and tastefully decorated bedrooms, efficiently laid out to cater for the modern family or sharers.

One of the key features of the property is the beautifully finished open-plan kitchen. With a tasteful blend of contemporary design and user-friendly functionality, it truly is the heart of this home. Adjacent to this is an immaculate bathroom featuring modern fixtures and fittings, with an emphasis on relaxation and comfort.

Two spacious reception rooms significantly enhance the living space, providing ample room for relaxation, socialising or simple family time. Each room has been mindfully designed to promote a smooth flow of light and space throughout the property.

Situated in a charming neighbourhood of Pallion, Sunderland, this property offers proximity to local amenities and excellent transport links, making it an ideal residential rental for those seeking convenience and comfort.

This 3-bedroom terraced house strikes the perfect balance between modern comfort and timeless charm. It would serve as a perfect abode for those desiring a quiet yet well-connected lifestyle. Contact Pattinson Estate Agents today to arrange a viewing and ensure you don't miss out on this fantastic opportunity.

Tenant Referencing Criteria:

Pattinson will undertake referencing checks on all applicants over the age of 18 wishing to move into a rental property. As part of this process, we will undertake:

• A credit check to ensure each applicant does not have any adverse credit such as CCJs (County Court Judgements).

• An affordability assessment to ensure applicant's income will sufficiently cover the rental payments.

• To pass the affordability check, each applicant's gross annual basic income (including benefits and pensions) must be at least 30 times the monthly rental amount (36 times for Ellinson properties). EG If the rent is £500 PCM, applicants would need to earn £15,000 as an annual pension or basic salary (excluding commission/bonus) before tax or other deductions were made.

• Each applicant's affordability is assessed individually against the criteria.

• Self-employed applicants will require an accountant's reference and should have accounts for a minimum of two years. Net profit will be assessed against the affordability requirement of 30 times the monthly rental amount.

• Employment checks to confirm your start date, salary and if your position is permanent.

• Homeownership checks (only if you are a homeowner) confirming your mortgage payments are up to date.

• A Landlord reference (if you are currently residing in rented accommodation) confirming you have abided by the terms of the lease. This will check that the rent was paid on time and in full, there was no antisocial behaviour and the property was looked after in an appropriate manner.

• 'Right to rent' ID checks.

If you do not meet the requirement, you WILL REQUIRE A HOMEOWNER GUARANTOR.

Council Tax Band: A

Deposit: £850.00

Rent: Open to Offers £825 pcm

Property Type: Terraced House

Parking: On Street

Heating: Gas

Entrance Hallway

Accessed via composite door into hall, stairs to first floor and radiator.



Lounge

4.00m x 4.20m (13'1" x 13'9")

UPVC double glazed window with front aspect, feature marble fire surround, hearth and back.



Dining Room

4.10m x 5.30m (13'5" x 17'4")

UPVC double glazed window with rear aspect, storage cupboard and radiator.



Kitchen

5.00m x 2.00m (16'4" x 6'6")

UPVC double glazed window with side aspect. A range of high gloss wall and floor units with contrasting worktops, composite sink with chrome mixer tap, stainless steel gas hob, stainless steel integrated oven and stainless steel extractor hood. Wall mounted gas combination boiler, plumbing for washing machine, space for fridge and radiator.



Rear Lobby

Wood door provides access to the rear courtyard.

Bathroom

1.70m x 2.00m (5'6" x 6'6")

UPVC double glazed window with side aspect. A white three piece suite comprising of; White panelled bath with overhead mains fed shower, glass shower screen, pedestal hand wash basin, low level WC and chrome towel rail.



First Floor Landing

Access to all bedrooms and storage cupboard.

Bedroom One

4.40m x 3.70m (14'5" x 12'1")

UPVC double glazed window with front aspect and radiator.



Bedroom Two

2.80m x 2.30m (9'2" x 7'6")

UPVC double glazed window with rear aspect and radiator.



Bedroom Three

2.80m x 2.00m (9'2" x 6'6")

UPVC double glazed window with rear aspect and radiator.



External Front

To the front is pedestrianised providing access to the entrance.

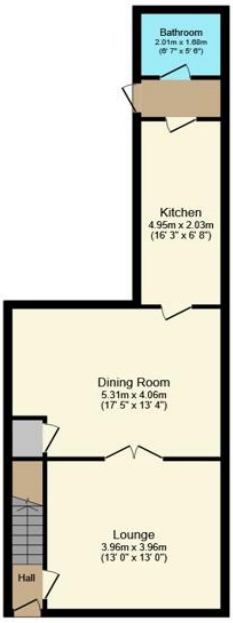


External Rear

A private enclosed courtyard with gated access to the rear lane.

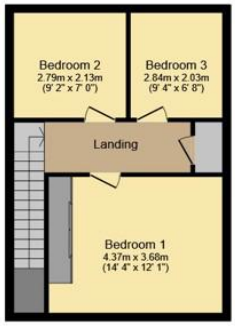


Kitchen (Additional)



Ground Floor

Floor area 59.1 sq.m. (637 sq.ft.) approx



First Floor

Floor area 43.0 sq.m. (463 sq.ft.) approx

Total floor area 102.1 sq.m. (1,099 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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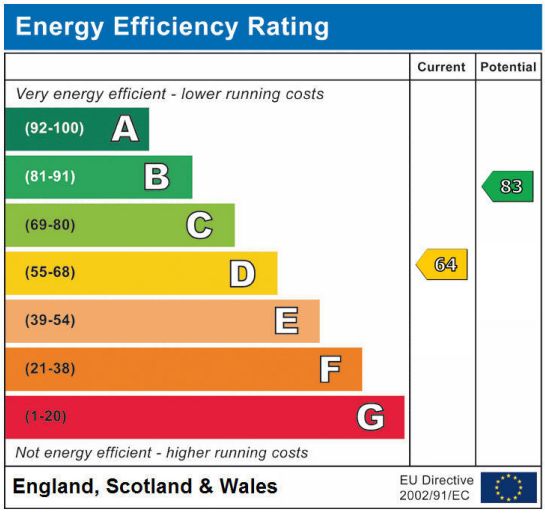

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Contact your local branch today for more information on this property:

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