

2 bed bungalow to rent in SR4

King Edward Road, Sunderland, Tyne and Wear, SR4 0RD

£825 pcm

x 2 x 1 x 1

Driveway & Garage parking

Property features

- 2 Bedroom detached bungalow
- Popular location
- Rare to market
- Driveway and Garage
- EPC Rating C

Key Information

- Council Tax: Band C
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

Arrange a viewing

Beth Curtis
Sales Negotiator
Sunderland

0191 5143929
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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the rental market this immaculately presented property situated in the highly sought-after South Hylton area of Sunderland.

Combining peaceful residential living with excellent everyday convenience, this home features a master en-suite, garage, and private driveway.

Updated to deliver a fresh, stylish, and easy-to-maintain home, it is perfect for professionals or families.

Property Overview & Accommodation

This light and airy home offers a versatile, modern layout with double glazing and gas central heating throughout.

The accommodation briefly comprises:

Entrance Hallway: A welcoming entrance leading to all primary living areas.

Lounge / Living Room: A spacious, light-filled lounge offering ample room for both comfortable seating and a dining setup.

Kitchen / Diner: A separate, modern kitchen fitted with a contemporary range of wall and base units, an integrated oven and hob, and plumbing for laundry appliances.

Master Bedroom & En-Suite: A generous primary bedroom benefiting from its own private, modern en-suite shower room.

Further Bedrooms: Well-proportioned additional bedrooms offering quiet and comfortable spaces.

Family Bathroom: A modern, clean bathroom suite featuring a washbasin, W/C, and bath with an overhead shower.

External Features

Driveway & Garage: Private off-street parking via a dedicated driveway leading to a single garage.

Gardens: Private low maintenance rear garden space ideal for outdoor seating, alongside a lawned front garden area.

Location & Amenities

Perfectly positioned in the popular South Hylton area (SR4), this property offers a fantastic balance of suburban quietness and city connection.

It benefits from fantastic local transport links, being just a short distance from the South Hylton Metro station and major bus routes for effortless commutes into Sunderland City Centre and Newcastle. Local shops, schools, and everyday amenities are all within easy walking reach.

Early viewing is highly recommended to fully appreciate the standard of accommodation on offer. please contact the dedicated team at the Pattinson Sunderland Branch.

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: C

Deposit: £1,031.25

Rent: £825 pcm

Property Type: Bungalow

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Living Room



Kitchen



Dining Room



Bedroom 1



Master en suite



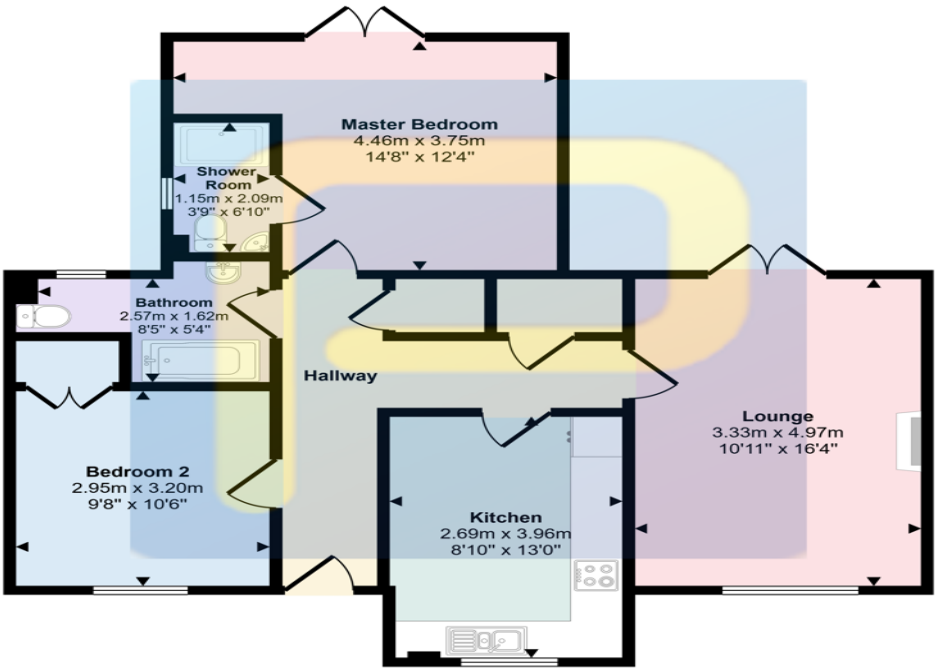
Bedroom 2



Bathroom

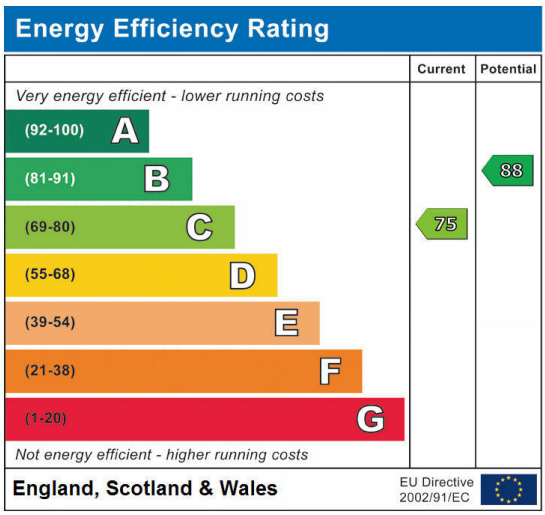


Approx Gross Internal Area
73 sq m / 782 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



King Edward Road, Sunderland, Tyne and Wear, SR4 0RD

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

51 Fawcett Street, Sunderland, Tyne & Wear, SR1 1RS, Tel: 0191 5143929, sunderland@pattinson.co.uk, www.pattinson.co.uk

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