

2 bed flat to rent in SR6

Brandling Street, Sunderland, Tyne and Wear, SR6 0LN

£795 pcm

x 2 x 1 x 1

On Street parking

Furnished

Property features

- 2 Bedroom ground floor flat
- Desirable location
- Offered as a one time furnished opportunity
- immediate availability
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- 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
sunderland@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents is delighted to present to the rental market this impressive two-bedroom period flat located on the highly sought-after Brandling Street, Sunderland.

Situated in the popular St Peter's area of Roker, this property offers an exceptional home perfect for professionals, couples, or small families looking for a coastal lifestyle in a high-demand location.

The property boasts an enviable coastal location, sitting within short walking distance of the scenic Roker Seafront, local beaches, popular cafes, and restaurants.

This period home features approximately 564 sq ft of internal living space, with bright, airy rooms and a neutral finish throughout.

Residents will also benefit from excellent local amenities, being ideally situated close to the Sea Road shopping centre, reputable local schools, and superb public transport links providing quick access into Sunderland City Centre.

The accommodation briefly comprises a private entrance with a welcoming hallway that leads directly to the main living areas. The spacious lounge offers a warm reception space filled with ample natural light. The fitted kitchen comes complete with a functional range of wall and base units, coordinating worktops, and dedicated space for all essential appliances.

For sleeping arrangements, the flat offers two well-proportioned bedrooms, including a generous master bedroom and a flexible second bedroom that is ideal for a guest room or a home office.

The interior is completed by a standard fitted bathroom suite, while the exterior provides access to a rear yard for useful outdoor space.

This property is offered on a one time furnished deal, and is available for immediate occupancy.

Early viewing is highly essential to fully appreciate the size, position, and fantastic coastal lifestyle this property offers.

To arrange your viewing appointment, please contact the Pattinson Sunderland Branch directly.

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: £1,038.46

Rent: £795 pcm

Property Type: Flat

USPs: Furnished

Parking: On Street

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



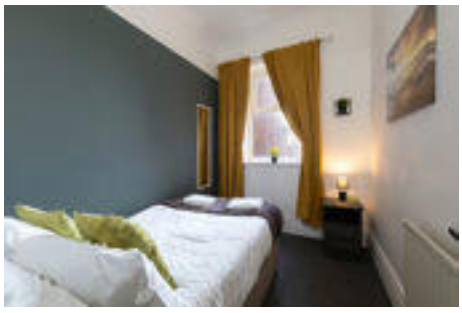
Kitchen



Bedroom 1

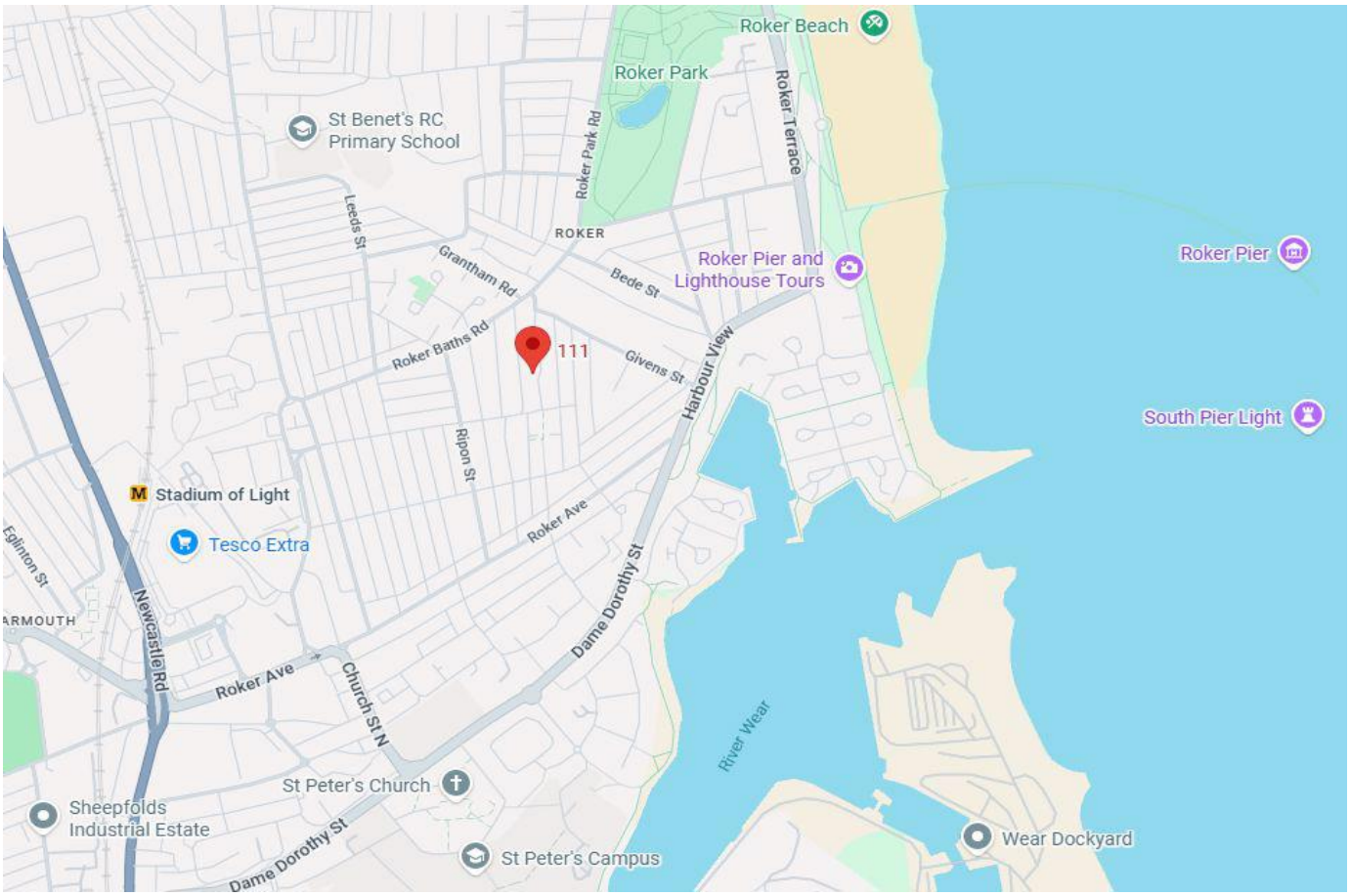


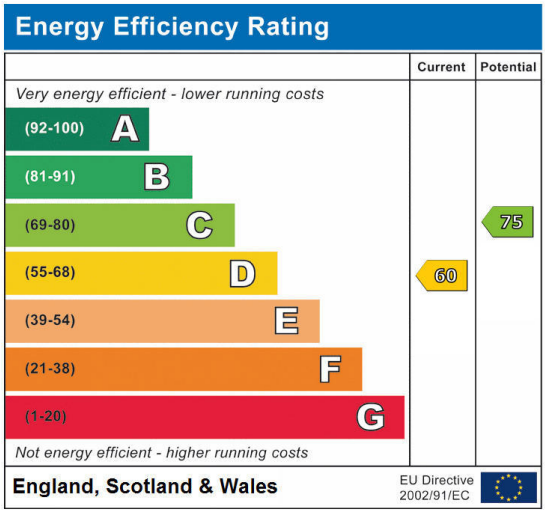
Bedroom 2



Bathroom







Brandling Street, Sunderland, Tyne and Wear, SR6 0LN

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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