



135 Collingwood Court
Marlborough Park
Sulgrave
NE37 3EF

£425 pcm

First Floor Flat
One Bedroom
Modern Kitchen and Bathroom
Close to Local Amenities
Ideal Starter Home
Available Mid January 2024



Safe and Secure welcome to the market this one bedroom first floor flat, situated in Collingwood Court, Marlborough Park. The properties ideal location within the complex of Marlborough Park provides access to all local amenities as well as public transport links to Sunderland and Newcastle.

Briefly comprising of: an entrance hall, lounge, kitchen, master bedroom, bathroom and balconies to front and rear.

If you are interested please give our office a call on 0191 385 4477.

COMMUNAL ENTRANCE

Communal entrance door to front door and staircase to ground floor.

LOUNGE

Patio door to balcony to front, coving to ceiling, telephone and television point, intercom system and radiator.

KITCHEN

Part tiled walls, fitted wall and base units, work surfaces, single bowl drainer sink, radiator and patio doors to balcony to rear.

MASTER BEDROOM

Window to front, coving to ceiling, mirror fronted

sliding door wardrobes and radiator.

BATHROOM

Tiled walls, white three piece suite comprising of a panelled bath with shower over, vanity sink unit, low level WC, extractor fan and heated towel rail.

Local Authority
Council Tax Band
EPC Rating

Sunderland City Council

A

D

Houghton Le Spring

24-25 Westbourne Terrace
Houghton Le Spring
Tyne And Wear
DH4 4QT

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.