



**Burghley Close, Teal Farm, NE38 8BR**  
**2 Bed - House - End Terrace**  
**£850 Per Calendar Month**

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\* BEAUTIFULLY PRESENTED END LINK HOME \* PARKING SPACE \* TWO DOUBLE BEDROOMS \* GORGEOUS KITCHEN AND SHOWER ROOM \* SPACIOUS OPEN PLAN LOUNGE AND KITCHEN \* DOWNSTAIRS WC \* FURNISHED, PART FURNISHED OR UNFURNISHED \*

Offered to the rental market is this beautifully presented two bedroom end link home which benefits from a parking space. The property is available furnished by the landlord, with the option to be let unfurnished or part furnished by agreement, and is presented to an excellent standard throughout.

The floorplan comprises an entrance hall, downstairs WC and a spacious open plan living area with a modern fitted kitchen, well presented and including some appliances. To the first floor there are two double bedrooms and a stylish shower room with WC.

Externally there is a small, low maintenance garden to the front and side together with useful storage, while a parking bay is located a short walk from the property.

Burghley Close forms part of the popular Teal Farm development, ideally positioned between Washington and Sunderland with excellent access to the A19, A1(M) and surrounding areas. Teal Farm offers local amenities including a supermarket, shops, pub and café, with riverside walks close by. Washington town centre, The Galleries shopping centre and nearby retail parks are all within easy reach, and public transport links provide convenient commuting options. The area is also well regarded for schooling and offers access to green spaces such as the River Wear paths and Penshaw Monument.

Bond: £850

\*\*Specifications: Fully furnished, part furnished or unfurnished. Families Welcome. Pets considered. No smokers allowed\*\*

\*\*Required earnings: Tenant Income £30,600. Guarantor Income £30,600 (if required)\*\*

## GROUND FLOOR

### Hallway

6'0" x 3'5" (1.84m x 1.05m)

### Downstairs WC

5'6" x 3'7" (1.70m x 1.10m)

### Lounge / Dining

16'5" x 9'6" (5.01m x 2.9m)

### Kitchen

10'7" x 7'1" (3.25m x 2.17m)

### Bedroom One

13'1" x 8'5" (3.99m x 2.58m)

### Bedroom Two

7'9" x 7'6" (2.38m x 2.3m)

### Shower Room / WC

6'11" x 4'5" (2.11m x 1.37m)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 60 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Sunderland, Band B - Approx. £1,628 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

### Redress

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH



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## Burghley Close

Approximate Gross Internal Area

549 sq ft - 51 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>94</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>78</b>	
EU Directive 2002/91/EC	
England & Wales	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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