



Orchard Court, Fulwell, Sunderland, SR6

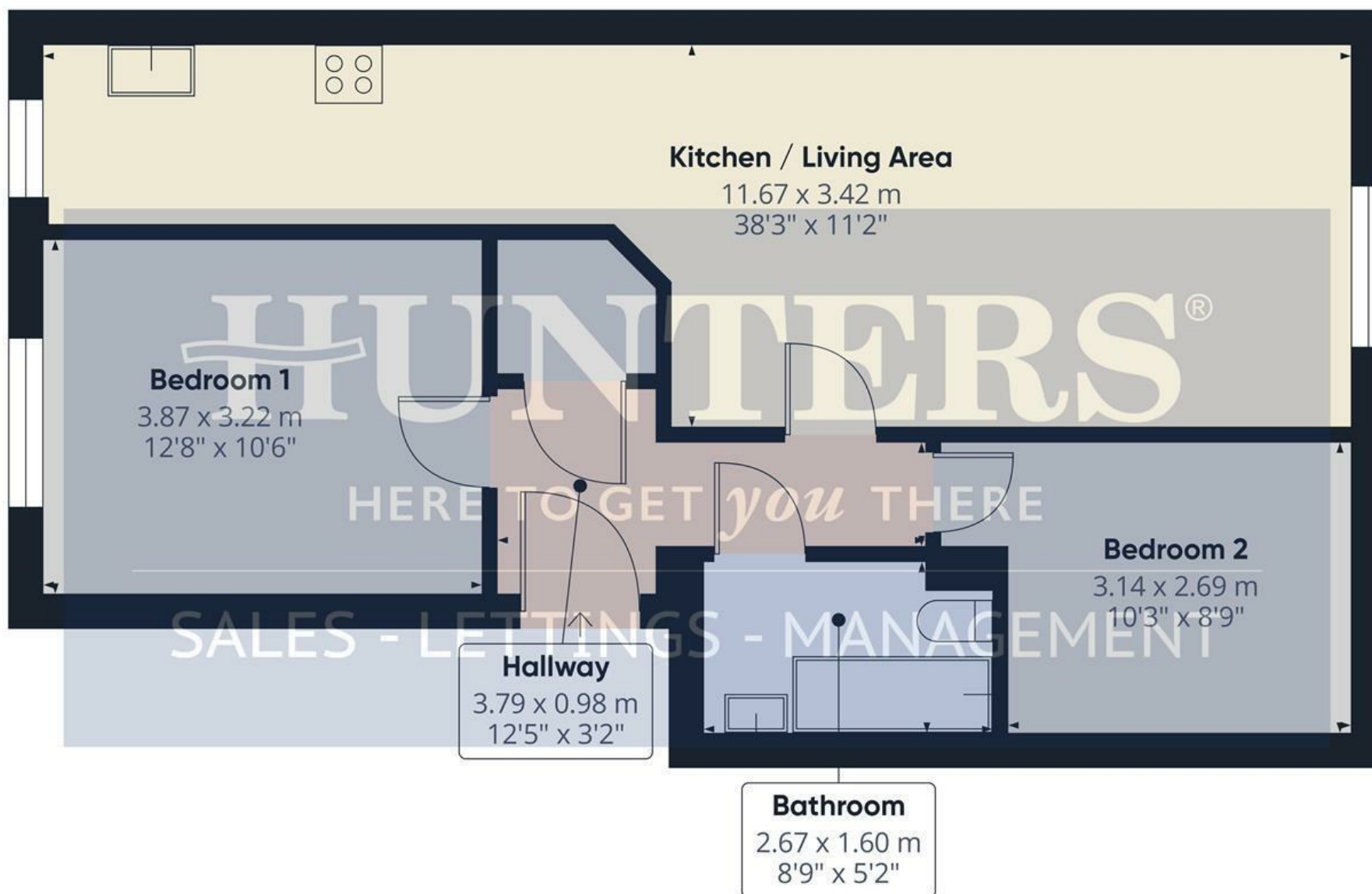
**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

## Orchard Court, Fulwell, Sunderland, SR6

£800 Per Month

New to the rental market and offered with immediate availability is this luxury 2 bed apartment situated in Fulwell, Sunderland. This apartment comprises of an open plan kitchen/diner, 2 double bedrooms, both with fitted wardrobes, and a family bathroom. Located in the heart of Fulwell, this property is perfectly located to benefit from the local amenities on offer and has excellent transport links for the metro system and bus. Viewing essential to appreciate the accommodation on offer.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788  
sunderland@hunters.com | [www.hunters.com](http://www.hunters.com)



Approximate total area<sup>(1)</sup>

62.6 m<sup>2</sup>

674 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**ENTRANCE HALL**  
ENTRANCE HALL

**LIVING ROOM**

19'10" x 11'2"  
Open plan living area with window overlooking front aspect leading into galley kitchen.

**KITCHEN**

5'5" x 13'11"  
Range of wall and floor units, electric oven and gas hob, sink and drainer, window overlooking rear aspect, integrated fridge freezer.

**BEDROOM 1**

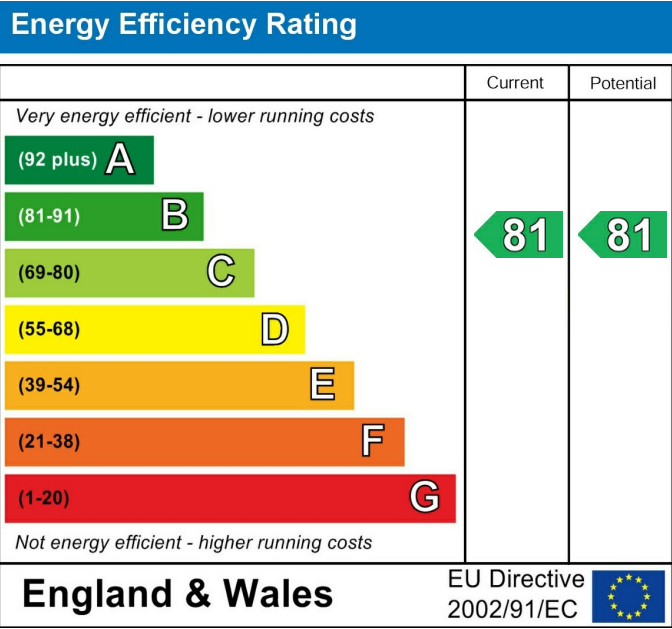
10'5" x 12'9"  
Beautiful range of fitted wardrobes, window

**BEDROOM 2**

8'4" x 10'4"  
Beautiful range of fitted wardrobes, window.

**BATHROOM**

8'9" x 5'2"  
Panel bath with shower over, sink unit, w.c and partially tiled.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

# TO LET

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