

# TO LET

Welcome to *your* place in Sunderland



## Windsor Avenue

Gateshead NE8 4PA

Top floor Flat  
Unfurnished  
Rear Yard  
UPVC D/G & Gas C/H  
EPC Rating - D

3 Bedrooms  
Lounge  
Spacious Property  
Close to Many Amenities  
Available Now!

**£500 PCM**

### Main Rooms and Dimensions

|                                 |                          |
|---------------------------------|--------------------------|
| Ground Floor                    | Rear Hall                |
| Entrance Hall                   | Utility Room 5'5" x 5'1" |
| Landing                         | Bathroom 7'2" x 4'11"    |
| Bedroom One 14'0" x 12'10"      | Externally               |
| Bedroom Two 11'11" x 8'0"       | Important Notice         |
| Bedroom Three 9'3" x 7'7"       | Lettings Viewing         |
| Lounge 14'8" x 10'4"            | Opening Hours            |
| Breakfast Kitchen 10'11" x 8'4" | Ombudsman                |



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