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sales & lettings

Highfield Place, Pallion, Sunderland

£695 PCM

WAITING LIST FULL AS OF 28/05/2026. Beautifully presented two bedroom end link house ideally situated in Pallion, close to amenities including shops and schools as well as Sunderland Royal Hospital. Internally the accommodation includes an entrance porch, modern open staircase to the first floor, lounge, kitchen that connects through to a conservatory overlooking the yard. On the first floor there are two bedrooms and a modern shower room. Externally the front garden is paved with a driveway area and to the rear there is large conservatory overlooking patio area. This convenient location provides easy access into the City centre and offers transport links to surrounding areas. Available End of June 2026.

MAIN ROOMS AND DIMENSIONS

LOUNGE 14'0" x 11'6"

Light beech wood effect flooring, radiator and modern open stairway

KITCHEN 6'6" x 11'6"

Fitted wall and floor units with integrated appliances

CONSERVATORY 8'2" x 9'4"

French doors leading to rear garden

BEDROOM 1 10'11" x 8'5" (9'9" max)

Spacious built in wardrobes/cupboards, neutral carpets

BEDROOM 2 9'11" x 5'3"

Generous second bedroom with neutral carpets

LANDING
Offering access to the loft

SHOWER ROOM/WC

Modern white shower suite

MAIN ROOMS AND DIMENSIONS

OUTSIDE

Driveway to front and conservatory leading to rear yard

Council Tax Band
The Council Tax Band is Band A.

Move In Costs
Before moving in you will need to pay one month's rent and a bond equal to five weeks rent.

Lettings Important Notice Let
We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisors should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Lettings Viewing Arrangements
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

Opening Hours let
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm

Ombudsman let
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.