



10 Emmerson Terrace, Washington, NE38 7LN

£650 Per Calendar Month

*** AVAILABLE FROM THE 12TH MAY 2026 *** is this immaculately presented, 2 bedroom upper flat in Columbia, Washington offered on an unfurnished basis. The property is situated within a 5 minute walk of Washington Village, a 15 minute walk to The Galleries shopping Centre and also on a main bus route to Heworth Metro and Chester Le Street making it ideal for local amenities and transport links. Briefly comprising of stairs leading to the first floor, lounge with split level dining area, newly fitted kitchen, modern shower room and two good sized bedrooms. The property offers gas central heating and double glazing throughout. Parking is available on-street to the front and rear of the property. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

With partial tiled floor, leading to stairs

First Floor Landing

With access to the loft via ladders, access doors to both bedrooms and lounge and gas central heating radiator.

Lounge

Spacious lounge with gas central heating radiator, UPVC window overlooking the rear aspect, inglenook feature fireplace with electric fire.

Dining Room

Raised dining area with UPVC window overlooking the rear access.

Kitchen

Recently fitted kitchen with integrated electric oven, gas hob and extractor fan . Radiator and door to rear stairs leading to rear yard with access for bins.

Shower Room

Recently fitted 3 piece suite with walk in shower, Low Level WC, wash basin, storage cupboard housing the boiler and radiator

Pantry

With shelving and plumbing for washing machine

Bedroom One

Fantastic main bedroom with gas central heating radiator, UPVC window overlooking the front aspect and feature fireplace with a tiled hearth.

Bedroom Two

With gas central heating radiator and UPVC window overlooking the front aspect.

Agent Note

Holding Deposit:

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 Calendar days

Upfront Costs:

1 Months rent upfront

1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

Material Information

Flood Risk - No Risk

Local Authority - Sunderland

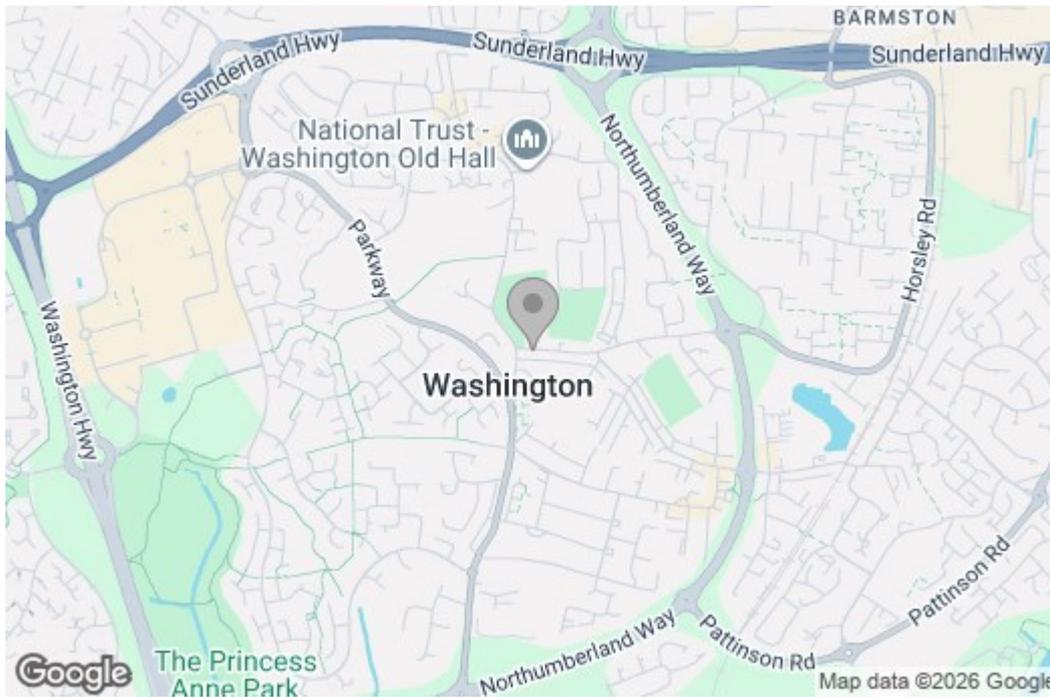
Satellite/Fibre TV Availability - BT, Sky, Virgin

Broadband - Basic, Superfast, Ultrafast

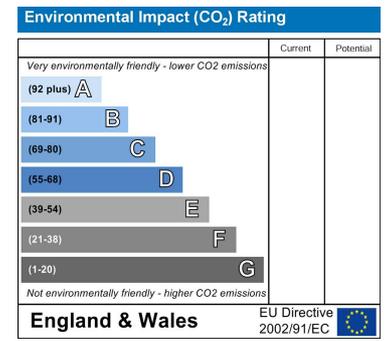
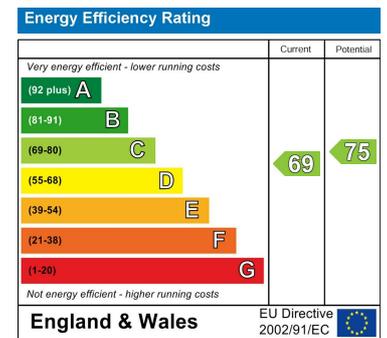
Mobile Coverage - EE, Vodafone, Three, O2

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.