



hackett
PROPERTY

31 Nairn Close, The Broadway SUNDERLAND, SR4 8RN

▪ Council Tax Band - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	82	82
	EU Directive 2002/91/EC	

£750 pcm



2 Bathroom



2 Bedrooms

PROPERTY FEATURES

- Luxuriously Furnished Apartment.
- Two Bedroom, Two Bathrooms.
- Modern Specification Throughout.

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rightmove Zoopla OnTheMarket.com



AVAILABLE 24/04/2026

Superb furnished luxury first floor modern purpose built two bedroom spacious apartment situated in this sought after residential location with close proximity to Sunderland City Centre, Doxford Park and local shops and schools. Internally, the accommodation is tastefully considered throughout with high quality furnishings and specification all in excellent condition, representing an ideal opportunity for professional tenants wanting a property of high quality. The accommodation briefly comprises: stairs to first floor, entrance lobby, reception hallway, spacious open plan living room into fitted contemporary kitchen, juliet balcony off living room maximising natural light, two bedrooms, one with en-suite shower room/WC and jack and jill bathroom. Externally, there is allocated parking for one car together with further visitor parking spaces. Modern features include, gas fired central heating to radiators, full compliment of kitchen appliances, double glazing, cable television access point, shower and intercom. Priced realistically. Viewing Essential.

First Floor

Communal Entrance

accessed via entrance phone with stairs to first floor

Entrance Lobby

with radiator and secondary door into:

Reception Hallway

Providing access to the main body of the accommodation with two walk in cloaks or storage cupboards.

Open Plan Living room into Fitted Kitchen

Living Area - 5.47m x 5.28m (17' 11" x 17' 4") approximately, (at widest) wonderfully light and spacious area ideal for lounge and dining purposes with treble windows and two glass paned patio doors onto Juliet Balcony making this spacious area also wonderfully light. Other features include, cable television access point, two telephone line points and radiator.

Kitchen Area 3.57m x 2.69m (11' 9" x 8' 10") approximately, fitted with a comprehensive range of maple style laminate units to wall and base with black granite style laminated work surfaces over incorporating a four ring gas hob and one and a half basin stainless steel with chrome mixer tap. Other benefits include, window to rear, vinyl flooring, freestanding fridge and separate freezer, electric oven, filter hood, dish-washer and washer-drier. There are also a range of utensils and cutlery and freestanding microwave.

Juliet Balcony

accessed via double glass paned doors.

Bedroom One

3.63m x 4.42m (11' 11" x 14' 6") (at widest) superbly proportioned double bedroom with double windows maximising natural light. Integrated wardrobes provide excellent hanging and shelving space while other benefits include, television aerial point, radiator and door into:

En-Suite shower room/WC

fitted with a oversized shower unit with chrome power shower fitting, low level WC and hand basin with mixer tap. Other benefits include, window, tiled splash-backs, mirror fronted toiletry storage cabinet, extractor to wall and radiator.

Bedroom Two

4.15m x 2.77m (13' 7" x 9' 1") (at widest) approximately, double bedroom with excellent integrated wardrobes also including wall mounted mirror and radiator. There is an access door leading to the main apartment bathroom.

Bathroom/WC