













Nestled in the picturesque rural surroundings of Flinton Hill Farm Cottages in Offerton, this charming three bedroom semi detached cottage presents a rare opportunity to the rental market. Available immediately on an unfurnished basis, the property comprises entrance hall, lounge, kitchen/diner, utility and ground floor washroom whilst to the first floor there are three bedrooms and a bathroom. One of the standout features of this property is its idyllic setting, allowing residents to enjoy the tranquillity of rural life while still being in close proximity to the A19, which provides excellent access to the wider North East region. This makes it an ideal location for commuters or those wishing to explore the beautiful countryside and nearby attractions.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Hall

Staircase to first floor and door to lounge.

## Lounge 14'1" x 13'10"

Double glazed window to front, log burner and double radiator.

## Rear Hall

Storage cupboard. Door to ground floor WC.

## Kitchen/Diner 12'10" x 11'4"

Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated oven, electric hob and cooker hood. Space provided for washing machine and fridge freezer. Two double glazed windows to rear and radiator.

## Laundry/Utility 7'7" x 3'11"

Countertop unit providing space for tumble dryer and double glazed window to rear.

## Ground Floor WC

Low level WC and washbasin, double radiator and double glazed window to rear.

## First Floor Landing

Storage cupboard and double glazed window.

## Bedroom 1 14'0" x 14'0"

Double glazed window to front, radiator and storage cupboard.

## Bedroom 2 11'6" x 8'7"

Double glazed window to rear and radiator.

## Bedroom 3 8'5" x 8'2"

Double glazed window to rear and radiator.

## Bathroom

Low level WC, washbasin and bath with shower over, radiator and double glazed window.

## Outside

Low maintenance rear garden with a shed providing storage space.

## Surrounding Fields

## Council Tax Band

The Council Tax Band is Band B.

## Move In Costs

Before moving in you will need to pay one month's rent and a bond equal to a months rent.

## Lettings Important Notice

We endeavor 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 advisers 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

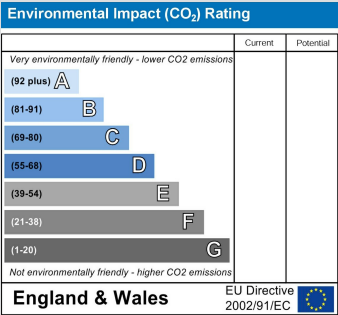
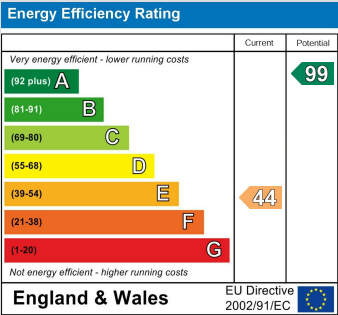
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

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



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