







Situated in the popular area of Farringdon ideally located for all amenities and transport links to Sunderland city centre and local road networks. Briefly comprising entrance hall, lounge, dining room, kitchen, three bedrooms and a bathroom. Externally gardens front and rear with brick store. Available end of May on an unfurnished basis.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed feature door to

## Reception Hall

Radiator and staircase.

## Lounge 10'10" x 13'7"

UPVC double glazed window to front elevation and gas fire, radiator, opening to

## Kitchen 7'8" x 8'8"

Wall and floor cupboards, working surfaces, single drainer stainless steel sink unit plus mixer tap, gas cooker, space for fridge, cupboard with fitted shelves, tiled splashbacks, tiled floor, UPVC double glazed window and door to rear elevation.

## Dining Room 8'9" x 8'10"

UPVC double glazed window to rear elevation and radiator.

## First Floor Landing

Radiator.

## Bedroom 1 (front) 9'1" x 14'3"

UPVC double glazed window to front elevation and radiator.

## Bedroom 2 (rear) 8'8" x 9'2"

UPVC double glazed window and radiator.

## Bedroom 3 (front) 7'9" x 10'10"

Maximum dimensions incorporating bulk head cupboard, UPVC double glazed window to front elevation and radiator.

## Bathroom

Low level WC, washbasin vanity unit and bath with shower rise and screen - attractive white suite with part tiled walls, UPVC lined ceiling, tiled floor, heated towel rail, UPVC double glazed window.

## Outside

Gardens to front, enclosed gardens to rear with brick store.

## Lettings Important Notice

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 contact us on 0191 5103323, Option 2 or book a viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Ombudsman

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

## Opening Hours let

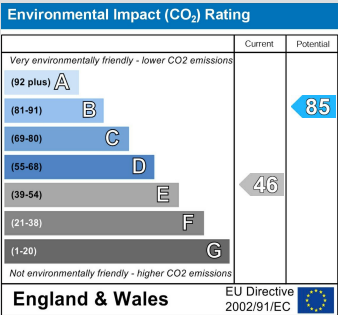
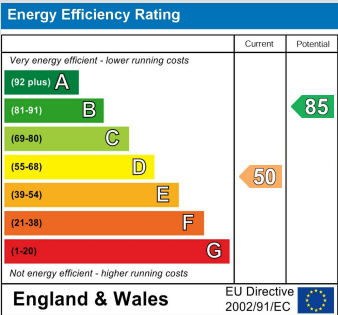
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm

## Council Tax

The Council Tax Band is Band A

## Movein Costs

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



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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