









This attractive two bedroom mid terrace cottage enjoys a convenient situation close to local amenities, shops, schools and Sunderland Royal Hospital as well as offering links to Sunderland City Centre and transport connections. Internally the accommodation is all on one level and includes a hall, lounge, kitchen, bathroom/wc and two bedrooms. Externally there is a courtyard to the rear with an up and over access door. Benefits of the property include double glazed windows and gas central heating to radiators.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via entrance door.

### Hallway



Radiator.

### Bedroom 1



Double glazed window to front and radiator.

### Lounge



Double glazed window to rear, feature fireplace and radiator.  
Door to kitchen.

### Bedroom 2



Double glazed window to rear and radiator.

### Kitchen



Wall and base units work surfaces over incorporating sink and drainer unit, integrated oven and hob with extractor fan, washing machine and fridge freezer, double glazed window to rear and wall mounted boiler. Door to bathroom.

### Bathroom



Low level WC, pedestal washbasin and panel bath with shower over, part tiled walls, 2x double glazed windows and radiator.

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City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

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# MAIN ROOMS AND DIMENSIONS

## Outside



Enclosed courtyard to the rear with access door.

## 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 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

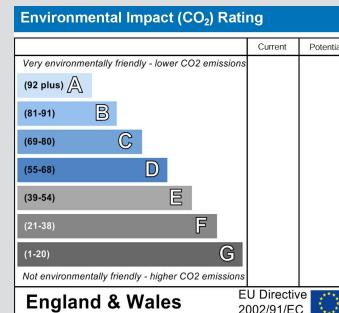
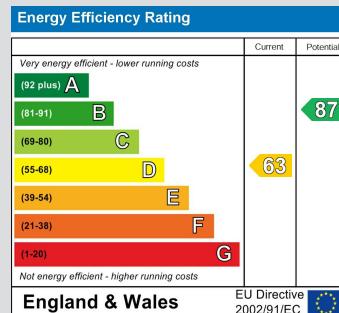
To arrange an appointment to view this property please complete an online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## 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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