



St Cuthberts Road, West Herrington, Houghton Le Spring

£595 PCM







Available immediately on an unfurnished basis this desirable vaulted ceiling mezzanine mews which occupies what was once 'The Coach House to The Lodge' enjoys a discreet position in this desirable West Herrington Cul-de-Sac. Perfect for those discerning professionals who require convenient commuting links to Sunderland City Centre, Newcastle upon Tyne, Durham City and the A1M, the property internally has a delightful open plan arrangement with a living room, kitchen and bathroom to the ground floor whilst at mezzanine level there is a spacious bedroom.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Timber feature door to

Entrance Lobby

Spindle balustrade staircase leading to

Mezzanine



Laminate flooring, open plan to

Living Room 12'9" x 13'8"



Maximum measurements, Georgian design double glazed windows, understairs cloaks cupboard, two radiators, laminate flooring.

Kitchen 4'2" x 11'10"



Wall and floor cupboards with working surfaces incorporating single drainer stainless steel sink unit plus mixer taps, gas hob with overhead electric oven, tiled splashbacks, wall mounted gas combination boiler serving water and radiators, automatic washing machine, fridge freezer laminate flooring, two velux windows to vaulted ceiling. Please note if any whitegoods fail the landlord is not responsible to repair or replace.

Shower Room



WC, washbasin and shower cubicle, attractive white suite with floor tiles, velux style window to vaulted ceiling, radiator.

First Floor Mezzanine 12'2" x 16'4"



Vaulted ceiling with two velux windows, double glazed Georgian design windows to gable, radiator.

Outside

Drive providing off street parking.

Council Tax

The Council Tax Band is Band A.

Moving Costs

Before moving in you will need to pay one month's rent and a bond equal to 5 weeks rent.

Lettings Important Info.

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 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.

Visit www.peterheron.co.uk or call 01915106114

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MAIN ROOMS AND DIMENSIONS

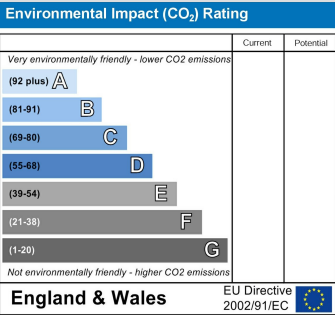
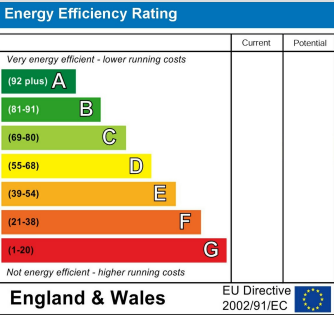
and you must view the property before being considered for an application.

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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