









This two bedroom mid terraced cottage is situated in a popular and sought after location just off Hylton Road, close to shops, schools, Metro Station, Sunderland Royal Hospital, University and with excellent transport links to Sunderland City Centre. Neatly presented throughout, internally comprises to the ground floor lounge, kitchen, bedroom and bathroom whist to the first floor a further bedroom. Externally there is an enclosed rear courtyard with gated access. Available August on a furnished or unfurnished basis.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Reception Hall



Radiator.

### Lounge 15'11" x 12'11"



Double glazed window to rear, double radiator and electric fire. Door to inner hall and door to kitchen.

### Kitchen 6'11" x 11'6"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hob. Space for a fridge freezer and washing machine. Radiator, double glazed window to rear and door to rear hall.

### Rear Hall

Storage cupboard, UPVC door to rear and door to bathroom.

### Bathroom



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

### Bedroom 2 12'1" x 12'11"



Double glazed window to front and double radiator.

### Inner Hall

Double glazed window to rear and stairs to first floor.

### First Floor Landing

### Bedroom 1 10'4" x 14'7"



Double glazed window to rear and double radiator.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Low maintenance courtyard to rear with a brick outhouse and gate to access rear lane.

## 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

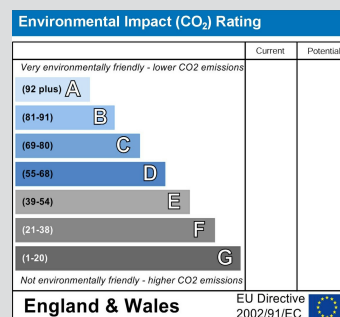
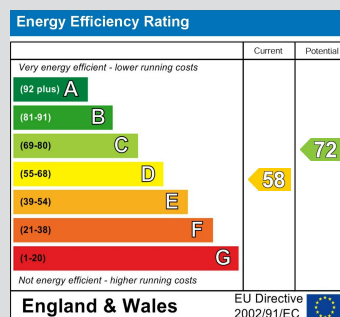
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## 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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