









A spacious well presented three bedroom end terrace home finished to the highest of standards throughout. Comprising of reception hall, lounge, dining room, modern fitted kitchen with integrated appliances, three first floor bedrooms and a contemporary bathroom. Externally a good size courtyard with off street parking. This convenient location is close to local amenities, shops and schools as well as Sunderland Royal Hospital and there are excellent transport links to surrounding areas. Benefiting from security alarm system which is connected through your broadband. Available immediately, early viewing highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via composite entrance door.

Entrance Vestibule

Inner door to hall.

Reception Hall



Double radiator and stairs to first floor.

Lounge 12'0" x 15'3"



Double glazed bay window to front elevation, double radiator and electric fire.

Dining Room 9'10", 223'1" x 12'9"



Double glazed window to rear elevation, double radiator and built in storage. Open into Kitchen.

Kitchen 6'2" x 16'7"



Modern kitchen fitted with a range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer. Integrated oven, electric hob and extractor fan, fridge freezer, washing machine and tumble dryer, dishwasher and bin. Double radiator, double glazed window and UPVC door to rear.

Cloakroom/WC



Low level WC and washbasin set into vanity unit, and radiator.

First Floor Landing



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MAIN ROOMS AND DIMENSIONS

Bedroom 1 10'4" x 12'9"



Double glazed window to front elevation and a radiator.

Bedroom 2 10'9" x 12'9"



Double glazed window to rear elevation, storage cupboard and a radiator.

Bedroom 3 6'7" x 9'1"



Double glazed window to front elevation and a radiator.

Bathroom



Low level WC and washbasin set into vanity unit, and bath with waterfall shower head over, chrome heated towel rail, storage cupboard and skylight window.

Outside



Courtyard to the rear with shutter access providing off street parking.

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.

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MAIN ROOMS AND DIMENSIONS

Lettings Viewing

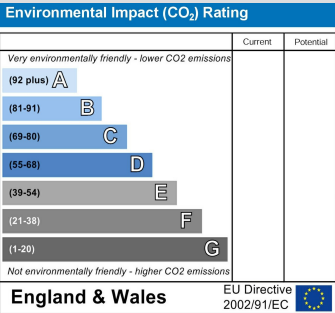
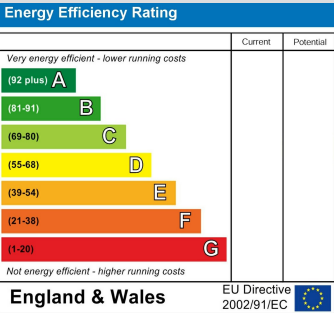
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

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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