









A well presented two bedroom mid terrace cottage, providing spacious accommodation all on one level within this popular and convenient location. Internally there is an entrance vestibule, hall, lounge, modern kitchen, two bedrooms and a contemporary bathroom/wc. Externally there is small forecourt to the front and to the rear a courtyard with a remote control roller shutter access door providing off street parking. This convenient location is well placed for the shops on Chester Road, local amenities and schools as well as being ideal for Sunderland City Centre, Sunderland Royal Hospital and transport links including Millfield Metro Station.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via Composite entrance door.

Vestibule

Inner door to hall.

Hall

Radiator and access point to loft.

Lounge 13'11" x 11'9"

Double glazed window rear and radiator. Door to kitchen.

Kitchen 13'10" x 6'9"

Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hobs and hood. Space for a fridge freezer, washing machine and tumble dryer. Double glazed window and UPVC door to rear. Radiator and door to bathroom.

Bedroom 1 13'3" x 14'5"

Double glazed bay window to front and double radiator.

Bedroom 2 10'7" x 6'9"

Double glazed window to rear and radiator.

Bathroom

Low level WC, washbasin and bath with shower over, double glazed window rear and heated towel rail.

Outside

Enclosed courtyard with roller shutter access door.

Council Tax Band

The Council Tax Band is Band A.

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 Appointment

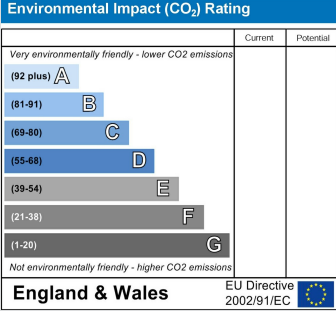
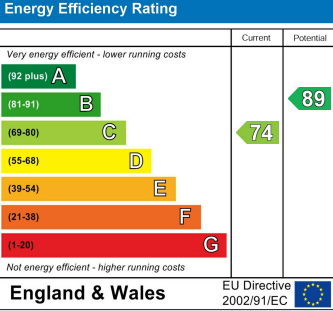
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

Office Opening Hours

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Lettings Ombudsman

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



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