









An impressive mid terrace cottage, providing attractive accommodation all on one level within this popular area of Millfield. Internally briefly comprising of a hall, lounge, a modern kitchen and bathroom/wc, along with two bedrooms. The area is well served with an excellent range of local amenities, shops and transport links including Millfield Metro Station. Available NOW.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via Composite entrance door.

Entrance Hall

Radiator.

Lounge 13'11" x 11'0" into alcove

Double glazed window to the rear and radiator.

Kitchen 11'2" x 6'9"

Fitted with a range of modern wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include electric oven and hob, space for fridge freezer and washing machine, tiled floor and double glazed window. Central heating boiler is concealed behind matching kitchen unit.

Lobby

Composite door to rear courtyard. Tiled floor and built in cupboard.

Bathroom

Modern suite with low level WC, pedestal washbasin and panel bath with electric shower over, chrome ladder style radiator, tiled walls and floor, double glazed window.

Bedroom 1 13'11" into alcove x 11'9"

Double glazed window to front and radiator.

Bedroom 2 10'5" x 5'10"

Double glazed window to rear and radiator.

Outside

Courtyard to the rear.

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.

Opening Times

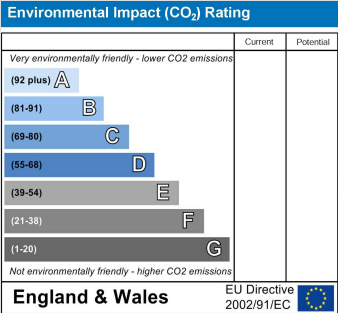
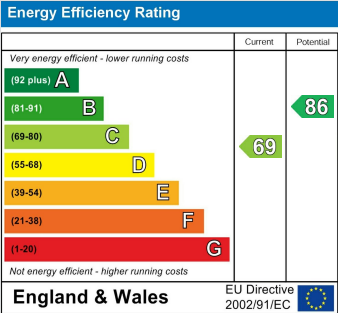
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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

Move In Costs

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



Visit www.peterheron.co.uk or call 0191 510 3323

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