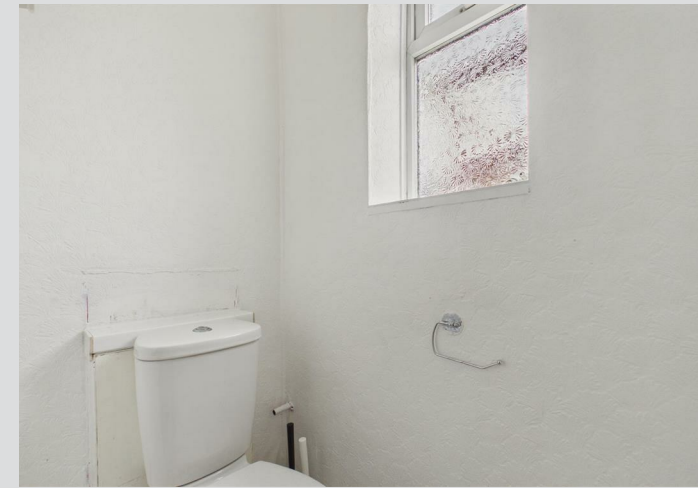








THIS IS OUR  
HAPPY PLACE



An attractive semi detached home situated within this popular area of Plains Farm, available immediately on an unfurnished basis. Internally comprising lounge, kitchen/diner with patio doors to rear garden, cloakroom/WC, three first floor bedrooms and a bathroom. Externally there is a block paved area to the front with driveway providing off street parking. This popular residential area is close to local amenities, shops and schools as well as offering excellent connections to major road links including the A690 and A19, only 10 minutes drive to Sunderland Hospital. Early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door

### Entrance Lobby



Radiator, stairs to first floor and door to lounge.

### Lounge 11'7" x 14'3"



Double glazed window to front elevation, radiator and feature fireplace. Storage cupboard and door to kitchen.

### Kitchen/Diner 13'8" x 10'0"

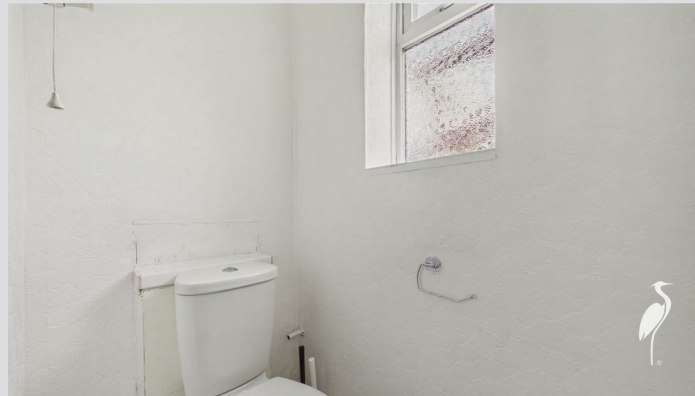


Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer. Integrated oven, 5 burner gas hob and cooker hood. Space for a fridge freezer and washing machine. Radiator and opening into rear hall. Double glazed window and UPVC French doors to rear.

### Rear Hall

Storage cupboard. Door to cloakroom/WC and UPVC door to rear.

### Cloakroom/WC



Low level WC and double glazed window to side elevation.

### First Floor Landing

Double glazed window and access point to loft.

### Bedroom 1 10'8" x 10'4"



Double glazed window to rear elevation and radiator.

### Bedroom 2 8'1" x 14'0"



Double glazed window to front elevation and radiator.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 8'5" x 10'10"



Double glazed window to front elevation, double radiator and storage cupboard.

## Bathroom



Low level WC, washbasin set into vanity unit and bath with shower over, radiator and double glazed window.

## Outside



Block paved area to the front with driveway providing off street parking whilst to the rear lawn with patio seating area.

## 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

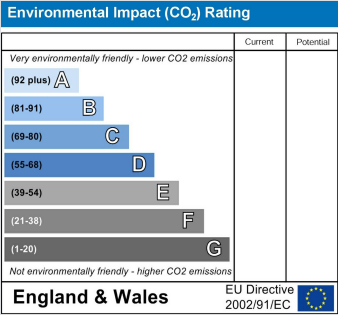
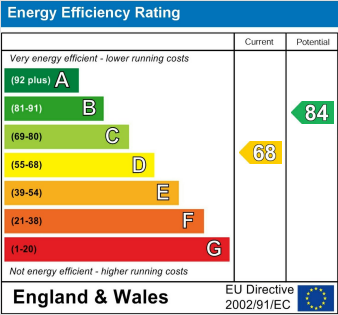
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## 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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