









A well-presented three-bedroom family home situated in popular Ford Estate, offering spacious accommodation throughout and finished in a modern, neutral style. Ideally located close to local amenities, schools and transport links, this property is well suited to families and professionals alike.

The accommodation briefly comprises an entrance hallway, a bright and spacious living room, a fitted kitchen with ample storage, three well-proportioned bedrooms, and a family bathroom.

Internally, the property benefits from freshly decorated white walls throughout, complemented by modern grey carpets and neutral flooring, creating a light, clean, and contemporary living environment ready for immediate occupation.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door into

### Reception Hall



Stairs to first floor

### Lounge



Double glazed bay window to front elevation, double glazed window to rear elevation and a radiator.

### Kitchen/Diner



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 hobs and hood. Space for a fridge freezer and washing machine. 2x Double glazed windows to front and rear, radiator and UPVC double glazed patio doors to rear. Door to utility cupboard.

## Utility Cupboard

Double glazed window to rear elevation and built in shelving.

## First Floor



Landing with double glazed window to rear and access point to loft

## Bedroom 1



Double glazed window to front elevation, 2x storage cupboards and a radiator.

## Bedroom 2



Double glazed window to front elevation and a radiator.

## Bedroom 3



Double glazed window to rear elevation and a double radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Bath, low level wc and hand wash basin. Double glazed window to rear elevation and a radiator.

## Outside



Rear garden laid mainly to lawn with areas of paving, benefitting from a side gate to access front and an outhouse. Low maintenance lawned front garden and resident parking.

## 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.

## Council Tax

The Council Tax Band is Band A.

## Lettings Ombudsman

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

## Lettings Viewing Appointment

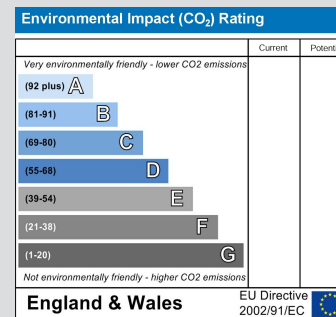
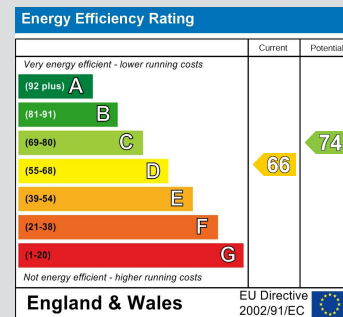
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## Moving Costs

Before moving in you will need to pay one month's rent and a bond equal to 5 weeks rent.

## Office Opening Hours

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



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