

West Moor Road, Ford Estate, Sunderland

£850 PCM


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Unfurnished end link house provides immaculately presented accommodation, including a fabulous contemporary breakfasting kitchen. Internally the attractive accommodation on the ground floor includes an entrance lobby, lounge and a superb breakfasting kitchen whilst to the first floor there are two well-proportioned bedrooms and an impressive modern bathroom/wc, incorporating a shower cubicle. Externally there is a driveway and a delightful rear garden. Please note the garage is NOT included within the let. This location provides easy access to local amenities, shops and schools as well as offering links to Sunderland City Centre, Sunderland Royal Hospital and transport connections including the Northern Spire Bridge and A19. Available Start of October 2026.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via double glazed entrance door to

Entrance Lobby
Staircase to first floor.

Lounge 15'5" x 12'11" into alcove
Double glazed bow window to front, radiator and built in cupboard.

Breakfasting Kitchen 16'3" x 9'4"
Impressive kitchen fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include a double electric oven, gas hob and microwave, space for fridge freezer and washing machine, double glazed window to the rear and double glazed door to rear garden,

First Floor Landing

Bedroom 1 11'5" not including wardrobes x 13'10"
Double glazed window to front, radiator, fitted mirror fronted sliding door wardrobes and built in cupboard.

Bedroom 2 11'2" x 9'7"
Double glazed window to rear and radiator.

Bathroom
Modern suite comprising of a low level WC, pedestal washbasin, panel bath and step in shower cubicle with electric shower, tiled walls, chrome ladder style radiator and double glazed window.

Outside
Gardens to the front and rear and driveway providing off street parking.

Council Tax Band
The Council Tax Band is Band A.

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

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.



