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Warwick Drive, East Herrington, Sunderland

£950 PCM

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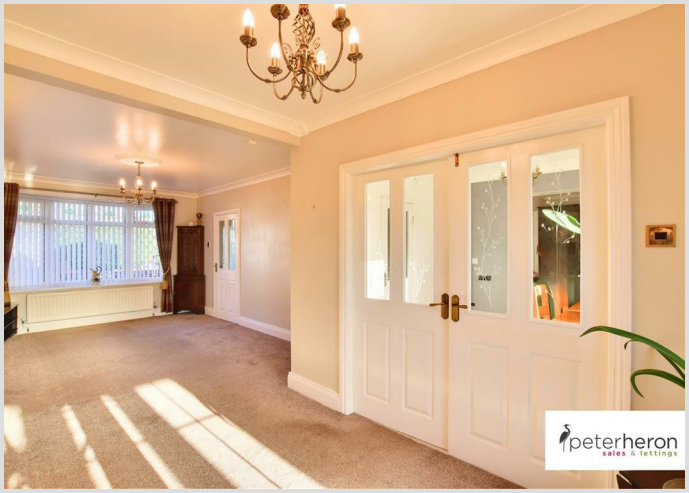


This well presented three bedroom semi detached home is offered for let on an unfurnished basis and is available end of January 2026. The well appointed accommodation is arranged over two floors, to the ground floor entrance vestibule, hallway, cloakroom, lounge opening to dining room, conservatory, kitchen with dining area, bedroom 3/reception room and bathroom. Whilst to the first floor two good sized bedrooms and a bathroom. Externally there are gardens to the front and rear along with a driveway and garage. Situated in the popular residential area of East Herrington, and is ideally located for all local amenities, has excellent transport links to Sunderland City Centre and local road networks.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC door to

Entrance Vestibule
Inner UPVC door to hall.

Hallway
Staircase to first floor with understairs storage and radiator.

Cloakroom
Low level WC and washbasin.

Lounge 14'11" x 11'5"
Double glazed bay window to front, electric fire and radiator. Open plan into dining room.

Dining Room 10'0" x 8'3"
Radiator and double doors into conservatory. Double doors into kitchen.

Conservatory 11'7" x 8'4"
Double radiator and UPVC double glazed doors leading into rear gardens.

Dining Area 9'4" x 9'8"
UPVC double glazed doors leading to rear garden and double radiator. Open plan into kitchen.

Kitchen 14'7" x 7'8"
Range of modern wall and base units with work surfaces over incorporating a single ceramic bowl sink and drainer with mixer tap, under cupboard lighting, integrated appliances include oven and hob with extractor hood, double radiator, UPVC double glazed window and door to rear. Door to garage.

Bedroom 3/Reception Room 20'8" x 9'8"
UPVC double glazed door to rear, two double radiators and door to bathroom.

Bathroom
Low level WC, washbasin, bath and shower cubicle, double glazed frosted window.

First Floor Landing
Double glazed window.

Bedroom 1 12'7" x 9'11"
Double glazed window to front, radiator and built in wardrobes.

Bedroom 2 12'4" x 10'2"
Double glazed window yo rear, radiator and built in wardrobes with dressing table.

Bathroom
Low level WC, washbasin and corner bath, double radiator and double glazed window.

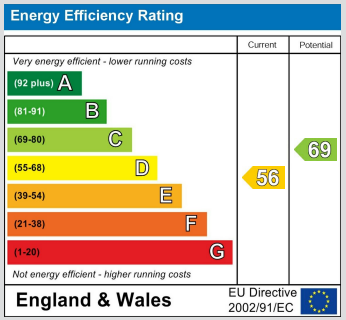
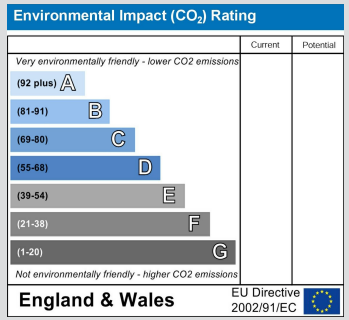
Outside
Generous gardens to the front and rear along with a driveway and garage.

Council Tax Band
The Council Tax Band is Band C.

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.