













We are delighted to offer this beautifully presented four bedroom mid terrace property to the rental market. Located at Farnham Terrace, High Barnes. The well appointed accommodation is arranged over three floors and comprises entrance vestibule, entrance hall, lounge, dining room, kitchen, three bedrooms and bathroom to the first floor and fourth bedroom to the second floor all benefiting from UPVC double glazing and gas central heating. Externally there is an enclosed courtyard to the front and an enclosed yard and garage to the rear. Situated in the sought after suburb of High Barnes and is just a short walk away from Barnes Park, ideally located for all amenities, close to excellent schools, fantastic transport links to Sunderland City Centre and local road networks. Available on an unfurnished basis, available in the coming weeks following completion of some internal touch ups.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Vestibule

Wooden flooring, timber/glazed door to

### Entrance Hall

Radiator, wooden flooring and stairs to first floor.

### Lounge 17'5" x 11'8"



UPVC double glazed bay window to front, living flame gas fire with feature surround, decorative ceiling, radiator and wooden flooring.

### Dining Room 16'1" x 12'5"



UPVC double glazed window to rear, radiator and wooden flooring.

### Kitchen 10'3" x 7'9"



Fitted with a range of wall and base units, worktops, inset

sink, tiled splashbacks, gas hob, double electric oven, extractor fan, tiled floor, two UPVC double glazed windows to side, UPVC double glazed door leading to outside.

## First Floor Landing

Stairs to second floor.

### Bedroom 1 14'4" x 9'9"



UPVC double glazed window to rear, radiator, wooden flooring, and feature fireplace surround.

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# MAIN ROOMS AND DIMENSIONS

**Bedroom 2 15'11" x 8'1"**



UPVC double glazed window to front, radiator, wooden flooring and feature fireplace surround.

**Bedroom 3 14'1" x 6'10"**



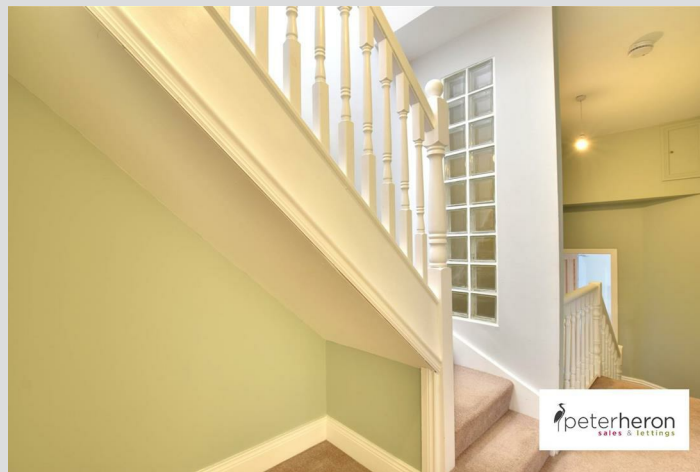
UPVC double glazed window to front, radiator and wooden flooring.

**Bathroom 9'4" x 7'8"**



WC, washbasin, free standing bath and shower cubicle, tiled splashbacks, two UPVC double glazed windows to side, radiator.

**Second Floor Landing**



**Bedroom 4 15'8" x 15'3"**



Two Velux windows and radiator.

## Outside

Enclosed courtyard to the front with pathway leading to front door. To the rear an enclosed yard with decked seating area and GARAGE 23'6" x 8'8" with wall mounted gas central heating combination boiler, worktop and space/plumbing for automatic washing machine.

## Council Tax

The Council Tax Band is Band B

## 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 an 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.

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# MAIN ROOMS AND DIMENSIONS

## Movein Costs

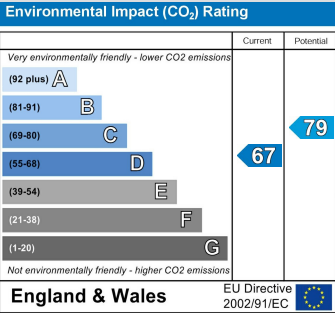
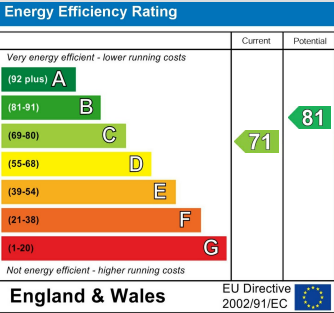
Before moving in you will need to pay one month's rent and a bond equal to a months rent.

## Ombudsman

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

## Opening Times

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



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