















This individual three storey town house which enjoys a quiet position just off the Sea Front offers a comfortable contemporary living space with ample accommodation. Arranged over three floors, the property has a large living room with French doors leading out into the rear garden, a well equipped kitchen, a master bedroom with en-suite, two further bedrooms and a large family bathroom. Features of note include gas central heating and UPVC double glazing. To the exterior there are good sized lawned gardens to the rear with patio seating area and integral garage with remote control roller shutter door. Just a short walk from Roker Park and beautiful beaches this superb home is well placed for an excellent range of amenities and can be fully appreciated upon internal inspection. Available from end of March 2023. One small pet may be considered.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed feature door to

## Entrance Vestibule

Part glazed door to

## Reception Hall

Single radiator, spindle balustrade staircase.

## Cloakroom/WC

Ground floor w.c, and washbasin - attractive white suite with single radiator, floor tiles and built in cloaks cupboard

## Dining Kitchen

Framed design kitchen with an extensive range of base and eye level units incorporating stainless steel sink unit with professional mixer tap, five burner gas hob with overhead extractor hood and built under electric oven, integrated fridge freezer, integrated dishwasher, integrated washer dryer, wine rack, worktop lighting, tiled splashbacks, pelmet lighting, flush halogen lights to ceiling, laminate flooring, double radiator, coved cornicing, open plan to

## Living Room

Volt style ceiling with two velux windows, flush halogen lights, laminate flooring, UPVC double glazed French patio doors which lead out onto a timber decked seating area in the rear garden

## First Floor Landing

Single radiator.

## Bedroom 2 (rear)

UPVC double glazed windows, single radiator, flush halogen lights to ceiling

## Bedroom 3 (front)

Flush halogen lights to ceiling, single radiator, two UPVC double glazed windows

## Family Bathroom

Low level w.c, washbasin, bath and large shower cubicle - attractive white suite with chrome fittings, part tiled walls and floor, fitted mirror, electric shaving point, ceiling mounted extractor unit, flush halogen lights to ceiling, heated towel rail

## Second Floor Landing

## Master Bedroom

UPVC double glazed windows to both rear and front aspects, the later offering some sea views, eaves storage cupboards, loft access, flush halogen lights to ceiling, feature wall, single radiator.

## En-Suite Shower Room

Low level w.c, washbasin and shower cubicle - attractive white suite with tiled splashbacks, fitted mirror, T falls ceiling with velux window, chrome fittings

## Outside

Integral GARAGE 10'4" x 16'6", wall mounted gas combination boiler serving hot water and radiators, remote control electric roller shutter door. Attractive lawned gardens to the rear with timber decked seating area.

## 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 Sea

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6118 or book viewing online at peterheron.co.uk

## Movein Costs

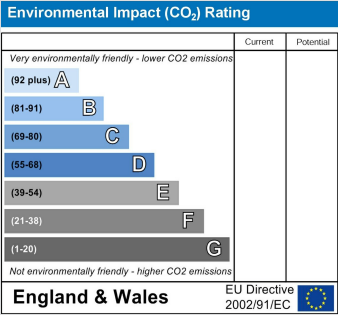
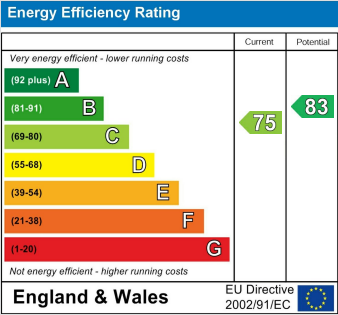
Before moving in you will need to pay one month's rent and a bond equal to a months rent.

## 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



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

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