









This three bed roomed semi detached house is offered for rental immediately. The well proportioned accommodation is arranged over two floors and comprises entrance hall, lounge, dining room, kitchen, three bedrooms and bathroom all benefitting from aluminium double glazing and gas central heating. Externally there are enclosed gardens to the front and rear. Property is situated in the sought after suburb of Fulwell and is a short walk away from the shops and café's on Sea Road, boasts excellent schools and excellent transport links to Sunderland City Centre and local road networks. Early viewing is recommended to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Entrance Hall

Timber glazed door, stairs to first floor, shelf rack, radiator, under stairs cupboard.

## Lounge 12'0" (excluding bay) x 11'11"



Double glazed bay window to the front, radiator, feature fireplace and double doors leading to dining room.

## Dining Room 11'11" x 11'10"



Double glazed window to the rear, wall mounted gas fire, built in storage cupboard.

## Kitchen 9'0" x 8'10"



Fitted with a range of wall and base units, worktops, inset sink, splashback tiling, sealed unit double glazed window to the side and rear, timber glazed door leading to outside.

## First Floor

## Landing

Double glazed window to the side, doors leading to bedrooms and bathrooms.

## Bedroom 1 12'0" x 11'1"

Double glazed window to the rear, radiator, feature tiled fireplace, built in wardrobes and built in cupboard housing wall mounted gas central heating combination boiler.

## Bedroom 2 12'1" x 10'11"

Double glazed window to the front, radiator and feature tiled fireplace.

## Bedroom 3 7'1" x 7'0"

Double glazed window to the front and radiator.

## Bathroom 6'9" x 6'2"



With bath, wash hand basin, w/c, part tiled walls and sealed unit double glazed window to the side.

## Externally



To the front of the property there is an enclosed garden and

driveway which leads to a garage. To the rear of the property there is an enclosed lawned garden.

## Garage 15'5" x 6'0"

Please note would only fit a small car or bike in garage space.

## Lettings Important Notice Let

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 advisors 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 Arrangements

To arrange an appointment to view this property contact us on 0191 5103323, Option 2 or book a viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Ombudsman Let

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

## Opening Hours Let

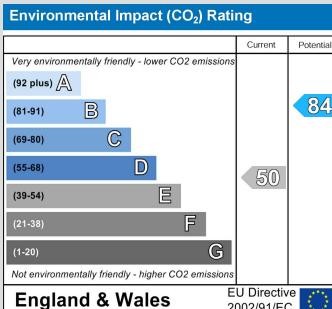
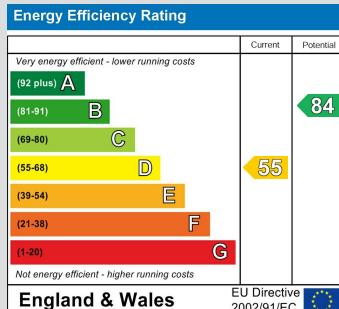
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm

Tried. Trusted. Recommended.

City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

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

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