









Finished to a good standard throughout and available for rent immediately, this tastefully appointed and well modernised three bedroom mid terraced home with spacious gardens to the front and south west facing gardens to the rear with secure off street parking, offers a superb opportunity to those who wish to live within this convenient residential locality set close to the A19 and perfect for commuting. Internal accommodation comprises reception hall, entrance lobby, living room, dining kitchen, three first floor bedrooms and a bathroom and features of note include gas central heating and UPVC double glazing. Ideal for those commuting through to Newcastle Upon Tyne, Nissan, Doxford International and Amazon workers, the property also well placed for Sunderland City Centre and the wider North East conurbation.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Entrance Portico

Fitted shelving and hanging rails, six panel door to

Living Room 15'5" x 14'2"

UPVC double glazed window to front, double radiator, laminate flooring, wall lights, fitted shelving, opening to

Breakfasting Kitchen 12'6" x 13'6"

Base and eye level units with granite coloured working surfaces incorporating single drainer stainless steel sink unit with pedestal mixer tap, gas hob with built under electric oven and overhead extractor, wall mounted gas combination boiler serving hot water and radiators, plumbing for washer, space for fridge freezer, large understairs storage cupboard, part laminate/tiled floor, breakfasting area with breakfast bar and space for fridge freezer, double radiator, UPVC double glazed window to rear, tiled splashback.

Rear Lobby

UPVC double glazed door providing access into south west facing enclosed courtyard.

First Floor Landing

Access point to loft.

Bedroom 1 (front) 14'2" x 9'7"

UPVC double glazed window to front, double radiator.

Bedroom 2 (rear) 9'5" x 10'4"

Eaves storage cupboard, UPVC double glazed window to rear, single radiator.

Bedroom 3 (front) 10'11" x 6'1"

UPVC double glazed window to front, laminate flooring, single radiator.

Bathroom

Low level WC with concealed cistern, washbasin vanity unit with cupboards under, panel bath with overhead shower and folding glass screen - attractive white suite with wall and floor tiles, UPVC double glazed window, chrome coloured heated towel rail.

Outside

Laid to lawn gardens to the front set beyond high level fencing and pedestrian gate, enclosed south west facing gardens to the rear with a raised timber decked seating area, accessed directly from the kitchen and driveway providing secure off street parking accessed via double timber gates.

Council Tax Band

The Council Tax Band is Band A.

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.

Sea Road Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

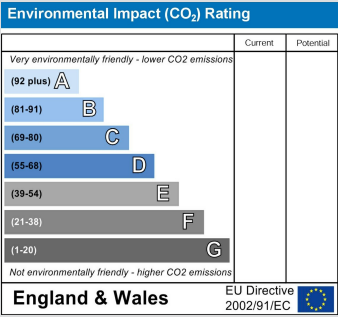
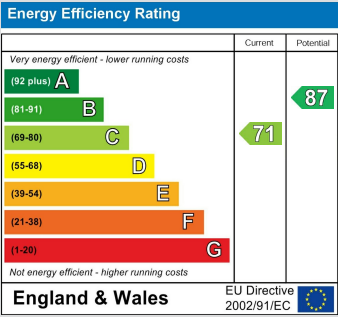
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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

Movein Costs

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



Visit www.peterheron.co.uk or call 0191 510 3323

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