

SORRY - NO STUDENTS. Popularly situated on this sought after street set close to Ferryboat Lane on the periphery Hylton Castle estate, this larger style two bedroom end terraced home offers an exciting opportunity to rent. Available **END of October.**

Internal accommodation includes entrance porch, reception hall, lounge, open plan kitchen and dining room, two double size bedrooms and a bathroom. Benefiting from gas central heating and UPVC glazing, the property externally has a drive to the front and larger south facing gardens to the rear. Perfect for the A19, Nissan, Amazon and Doxford International the property is also in a popular commuting location and is well placed for Sunderland City Centre, Newcastle Upon Tyne and Durham City.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch

UPVC double glazed windows and tile effect flooring.

Reception Hall

Staircase to first floor, wood effect laminate flooring and single radiator.

Lounge 11'5" plus bay x 11'11"

UPVC double glazed bay window to front and double radiator.

Open Plan Kitchen & Dining Room 18'1" x 8'5"

Base and eye level units with working surfaces over incorporating sink and drainer unit, integrated oven and hob with extractor over, tiled splashbacks, breakfast bar, tile effect laminate flooring, double radiator, sliding patio doors and UPVC door to rear garden.

First Floor Landing

Double glazed window and access to loft.

Bedroom 1 14'10" x 9'8"

Double glazed window, storage cupboard housing Main Eco Compact Combi boiler and single radiator.

Bedroom 2 10'11" x 10'5"

Double glazed window, wood effect laminate flooring and single radiator.

Bathroom

Low level WC, washbasin and panel bath with overhead shower, tiled walls, wood effect laminate flooring, single radiator and double glazed window.

Outside

Garden to the front with driveway providing off street parking, side gate leading through to south facing rear gardens.

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

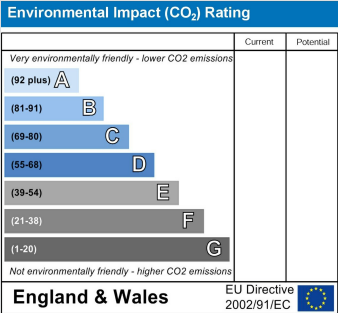
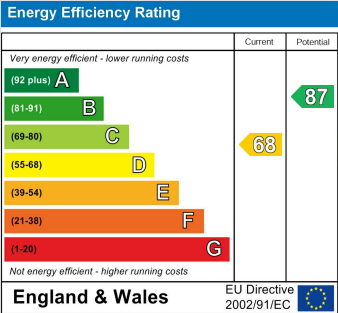
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Council Tax

The Council Tax Band is Band A

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

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