









This attractive terraced home is offered on an unfurnished basis and is available immediately. The accommodation is arranged over two floors and comprises entrance hall, lounge, modern kitchen/diner, three first floor bedrooms and a contemporary bathroom. Externally there are gardens to the front and rear. The property is situated in the popular residential area of Monkwearmouth and is ideally located for all amenities, has excellent transport links to Sunderland City centre and local road networks.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Reception Hall



## Lounge 12'7" x 12'4"



Double glazed window to front elevation, feature fireplace and double radiator.

## Kitchen/Diner 15'8" x 10'4"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hob and hood, space for a fridge freezer and washing machine. Storage cupboard, radiator, double glazed window and UPVC door to rear.

## First Floor Landing



Storage cupboard, access hatch to loft and radiator.

## Bedroom One (Front) 8'10" x 12'5"



2x double glazed windows to front elevation and radiator.

## Bedroom Two (Rear) 7'7" x 10'7"



Double glazed window to rear elevation, radiator and built in storage cupboard.

Tried. Trusted. Recommended.

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

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# MAIN ROOMS AND DIMENSIONS

## Bedroom Three (Front) 6'8" x 9'4"



Double glazed window to front elevation and a radiator.

## Bathroom



Low level WC, washbasin and bath with shower over, double radiator, 2x double glazed windows to rear elevation.

## Outside



Garden to the front and block paved garden to the rear.

## Council Tax Band

The Council Tax Band is Band A.

## Move In Costs

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

## Lettings Important Notice

We endeavor 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

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.

## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
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