









Peter Heron are pleased to present this three-bedroom mid-terrace property located on a quiet residential street. The property offers spacious turn key accommodation and we highly recommend viewing it in person to fully appreciate its size and quality. The property includes an entrance hallway, a second reception room that can also be used as a third bedroom, a living room, a modern breakfasting kitchen/diner, and a bathroom on the ground floor. On the first floor, there are two double bedrooms. At the rear of the property, there is a private enclosed courtyard. The location of the property is extremely convenient, with easy access to the A19, City Centre, Sea Road, Metro Station, Stadium of Light, and the coast.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Hallway

### Living Room

Spacious living room with double doors leading onto rear courtyard.

### Kitchen/Diner

Modern kitchen/diner with a range of base and wall units working surfaces over incorporating sink and drainer unit, integrated oven and hob, space for washing machine, wall mounted gas boiler, double glazed window looking into courtyard, tiled floor, radiator.

### Bathroom

Three piece bathroom suite with low level WC, pedestal washbasin and panel bath with overhead shower and glass screen - white suite tiled walls and floor, radiator and double glazed window.

### Bedroom 1

Double bedroom, fitted wardrobes and double glazed window to front.

### First Floor

### Bedroom 2

Double bedroom with Velux window and radiator.

### Bedroom 3

Velux window and radiator.

### Outside

Enclosed courtyard to the rear.

### Council Tax

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 months rent.

## 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 Appointment

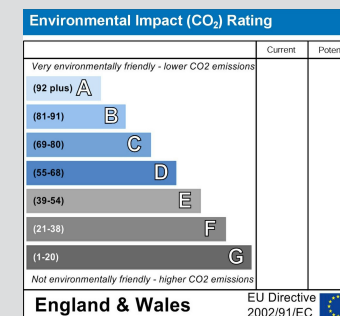
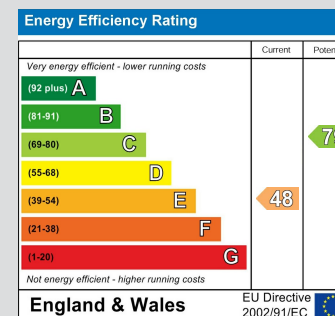
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## Ombudsman Let

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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