









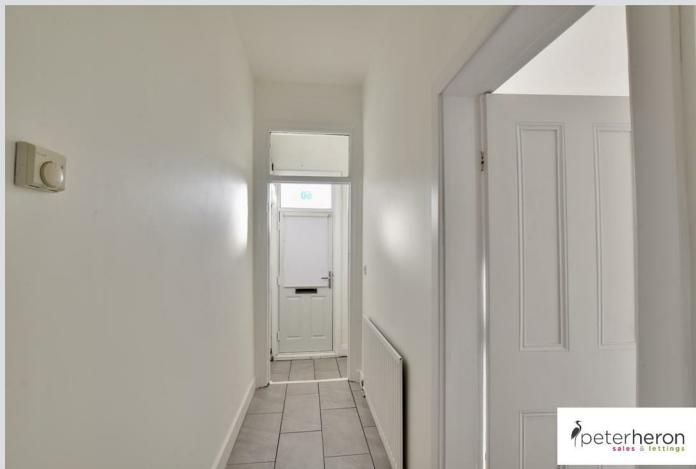
This delightful two bedroom mid terrace cottage is offered for rent and is available now. The accommodation is arranged over one level and comprises reception hall, bedrooms 1 and 2, living room, kitchen, conservatory and bathroom, whilst to the rear there is an enclosed courtyard. Benefiting from gas central heating and UPVC double glazing, the property is situated in the popular residential area of Southwick and is just a short walk away from the shops on Southwick Green, close to schools and providing excellent transport links to Nissan, Sunderland city centre, A19 and wider road networks. Early viewing is recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via an entrance door into the reception hall.

Reception Hall



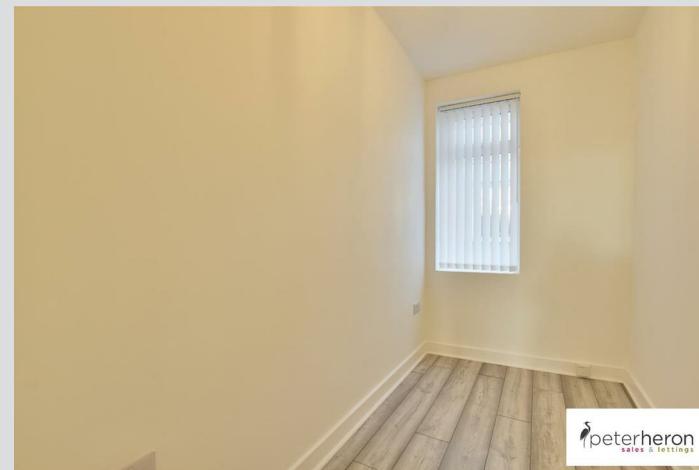
With a radiator.

Bedroom 1 13'8" x 11'8"



Double glazed window to the front and a radiator.

Bedroom 2 9'6" x 5'1"



Double glazed window and wood effect laminate flooring.

Living Room 13'1" x 10'5" into recess



Double glazed window, radiator, wood effect laminate flooring and a storage cupboard.

Kitchen 24'4" x 6'8"



Fit with base and eye level units with work surfaces over incorporating a sink and drainer unit. Integrated appliances include an oven, and hob with an extractor hood over. There are double glazed windows to the side, 2 x radiators, tiled flooring and access into the conservatory.

Bathroom



Fit with a low level WC, wash basin set into vanity unit and a panelled p-shaped bath with shower head over. There are tiled walls and flooring, radiator and a double glazed window.

Tried. Trusted. Recommended.

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MAIN ROOMS AND DIMENSIONS

Conservatory 6'2" x 7'7"



Tiled floor and door out to the courtyard.

Outside



There is a courtyard to the rear.

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 Viewings

To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6118 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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