









Peter Heron are delighted to present this spacious three-bedroom semi-detached house to the rental market. The beautifully modernised accommodation spans two floors and includes an entrance porch, hall, open lounge dining room, kitchen, utility, three bedrooms, and a shower room. The property benefits from UPVC double glazing and gas central heating

Externally, there are attractive enclosed gardens to both the front and rear of the property, as well as a driveway and garage (for storage).

Situated in the highly sought-after suburb of Seaburn Dene, the house is conveniently located near a range of amenities, excellent schools, and within walking distance of the shops, cafés, and the Sea Front.

The property also enjoys excellent transport links to Sunderland City Centre and the wider road network.

Early viewing is highly recommended, as we expect a high level of interest in this property.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Glass panelled entrance vestibule into entrance hall.

Entrance Hall



Featuring a radiator, stairs to first floor and doors to the open plan lounge/diner and kitchen.

Lounge 12'4" x 12'1" max



The lounge benefits from a bay window to the front elevation, double radiator and a log burner. Open plan into diner.

Dining Room 12'4" x 12'1" max



Dining Room features a double radiator and two glass panelled French doors to the rear elevation.

Kitchen 6'9" x 10'1" max



This stylish kitchen boasts a range of contemporary wall and base units with marble effect countertops over, incorporating a one and one half bowl sink and drainer unit. Integrated appliances include a gas oven and hob with an overhead extractor fan along with a glass splashback. The kitchen also benefits from a flat panel vertical radiator, a storage cupboard and door to the utility.

Utility 7'6" x 6'10" max



The utility provides space for a fridge freezer, washing machine and dryer. The room benefits from part tile walls, double glazed window to the rear elevation, and access to the garage and rear garden.

First Floor

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 15'9" x 10'2"



The first bedroom features a bay window to the front elevation, built in sliding door wardrobes, a double radiator and a storage cupboard.

Bedroom 2 11'5" x 10'2"



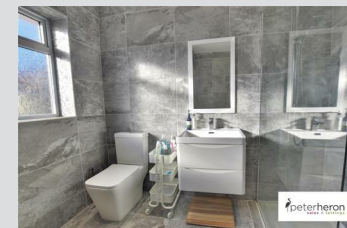
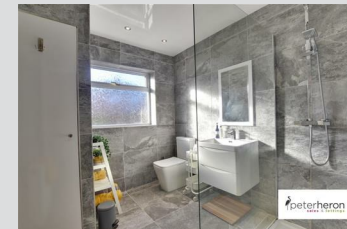
The first bedroom features a double glazed window to the rear elevation, built in sliding door wardrobes, a double radiator and a storage cupboard.

Bedroom 3 / Study 7'2" x 8'8"



Features a double glazed bay window and double radiator, currently used as an at home office.

Shower Room



Low level WC, washbasin vanity unit and walk in shower, tiled walls and floor, double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



To the rear, the property benefits from a good sized, low maintenance garden with block paving and gravel. To the front, the property a well kept grass area and a block paved, gated driveway. Also featuring a garage.

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.

Council Tax

The Council Tax Band is Band C

Movein Costs

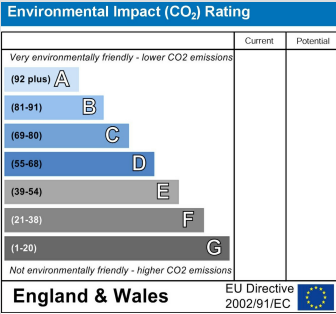
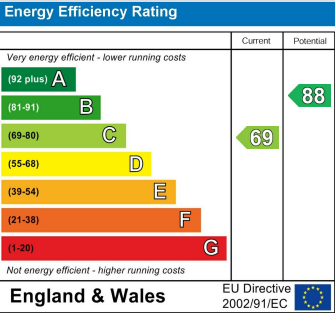
Before moving in you will need to pay one month's rent and a bond equal to a months rent.

Ombudsman

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



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