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Viewforth Terrace, Fulwell, Sunderland

£895 PCM







An impressive four bedroom maisonette occupying the top two floors of a converted Victorian villa enjoying an imposing position and boasting breathtaking views across the City skyline and towards the coast, this recently refurbished property is perfect for those searching for something special. Offering well proportioned living accommodation arranged over the first and second floor, the property internally comprises reception hall with stairs leading to first floor, living room with feature fireplace, dining kitchen, fourth bedroom and bathroom whilst at second floor level there are three additional bedrooms and an en-suite shower room. Boasting attractive features in keeping with the property's original architectural style, the property is available with no upward chain and is perfectly placed for the superb amenities that Fulwell has to offer and is walking distance from Seaburn Metro station, Sea Road shopping centre and the coast with its award winning Blue Flag beaches. Located just off Newcastle Road and major routes leading into Sunderland City centre and throughout the North East conurbation, internal inspection is a must!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Communal entrance door to hallway.

Communal Entrance Hallway

First Floor Accommodation

Landing

Radiator and stairs to second floor.

Lounge 15'6" x 15'5"

Double radiator, double glazed windows to front and feature fireplace.

Rear Hall

Double radiator.

Dining Kitchen 15'3" x 10'9"

Range of modern wall and base units with countertops over incorporating a 1 1/2 bowl sink and drainer with mixer tap. Integrated oven, gas hob and electric cooker hood, washing machine and dishwasher. Space provided for a fridge freezer. Double glazed window to rear and single glazed windows to side, double radiator.

Bedroom 1 15'2" x 10'4"

Double radiator, single glazed window to rear and storage cupboard housing wall mounted Baxi boiler.

Bathroom

Modern bathroom featuring a low level WC, washbasin set into vanity unit and free standing bath, double glazed window to rear and radiator.

Second Floor Landing

Single glazed window and storage cupboard.

Bedroom 2 15'5" x 14'3"

Double glazed window to rear and double radiator. Door to en suite shower room.

En-Suite

Low level WC, washbasin and walk in shower, Velux window and radiator.

Bedroom 3 16'3" x 14'1"

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

Bedroom 4 9'6" x 7'3"

Velux window and radiator.

Outside

Low maintenance rear courtyard.

City Skyline Views

Council Tax Band

The Council Tax Band is Band B.

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 Sea Road branch on or book viewing online at peterheron.co.uk

Opening Times

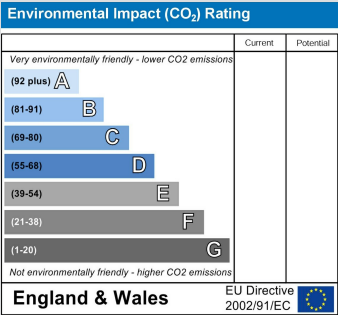
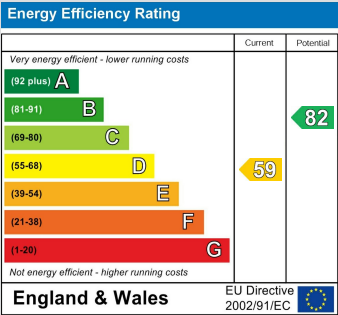
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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

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

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