









Available NOW, splendid three bedroom bay windowed semi with rear garden offering an excellent opportunity for those looking to live close to the coast. Internal accommodation comprises porch, entrance lobby, lounge, dining room, kitchen, utility, three first floor bedrooms and a bathroom and features of note include gas central heating and UPVC double glazing. Externally both gardens to the front and rear are very attractive and a single drive leads to an attached brick garage.

Ideal for all amenities including good schools, fabulous beaches, local shops and Seaburn Metro station, this pleasant home would benefit from a little modernisation but has been presented in a manner which is ready to move into.

MAIN ROOMS AND DIMENSIONS

Porch

Entrance Lobby

Lounge 13'2" (42'7""6'6") plus bay x 12'6" (39'4""19'8")
Period fire style surround (decoration only - not in use),
radiator in decorative cover. Opening to dining area.

Dining Area

Radiator.

Kitchen

Range and wall and base units with worktops over.

First Floor Landing

Front Bedroom 3.93m (12'11) into bay x 2.45m (8'0) to robes

Rear Bedroom 1 10'2" (32'9""6'6") x 9'2" (29'6""6'6")

Rear Bedroom 2 7'6" (22'11""19'8") x 6'5" (19'8""16'4")

Bathroom 7'3" (22'11""9'10") x 7'6" (22'11""22'11") into do

Externally

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.

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

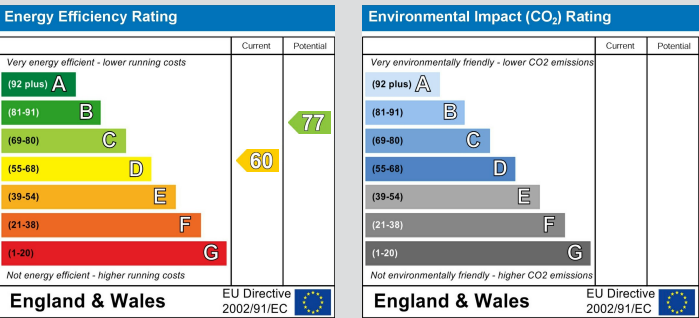
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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 B



Visit www.peterheron.co.uk or call 0191 510 3323

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