









Available now on an unfurnished basis this wonderful bay windowed two bedroom semi, which is just a stones throw away from Monkwearmouth Academy and all local amenities offers superb internal living accommodation ideal for professional couples and smaller families, a living room, kitchen, two first floor bedrooms and a bathroom. The property has magnificent south facing enclosed gardens to the rear together with a drive to the front providing off street parking and a garage. Rental properties in the SR6 postcode district are few and far between of late and a one of this standard should rent very quickly. Immediate internal inspection is therefore highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC double glazed door.

Entrance Hall

Stairs to first floor and radiator.

Lounge



Double glazed bay window to front and electric fire with remote controlled LED lighting. Open plan into dining room.

Dining Room



Double glazed window to rear, double radiator and sliding door to kitchen.

Kitchen



Base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space for an oven. Large storage cupboard, radiator and double glazed window to rear. Door to utility.

Utility



Double glazed window and UPVC double glazed door to rear. Providing space for a fridge freezer, washing machine and tumble dryer. Door to garage.

First Floor Landing

Double glazed window, storage cupboard and access point to loft.

Bedroom 1



Double glazed bay window to front, double radiator and built in wardrobe.

MAIN ROOMS AND DIMENSIONS

Bedroom 2



Double glazed window to rear, radiator and built in wardrobes.

Bathroom



Low level WC, washbasin and bath with shower over, double glazed window and chrome ladder radiator.

Outside

Gardens front and rear with driveway leading to attached garage.

Garage

Access via up and shutter doors, door into utility.

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.

Moving Costs

Before moving in you will need to pay one month's rent and a bond equal to 5 weeks rent.

Council Tax Band

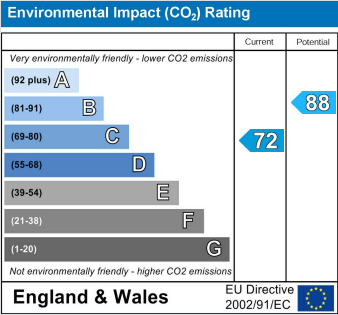
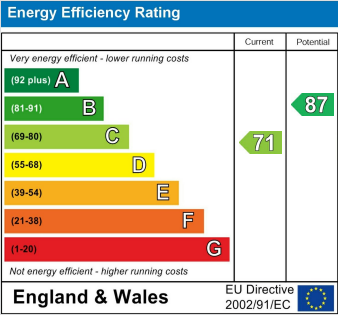
The Council Tax Band is Band B.

Office Opening Hours

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.



Visit www.peterheron.co.uk or call 01915106118

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