









Nestled in a secluded position backing onto Greenbelt and with stunning views to the front and rear, this charming three bedroom, two bathroom and two reception roomed period style cottage is available immediately on an unfurnished basis and is indeed something quite special! Ideal for those discerning tenants who wish to live in a rural setting but within easy walking distance of village amenities and set close to major routes serving the wider North East conurbation.

The interior features a reception hall with a cloakroom, a lounge, an open-concept living/dining area with a kitchen equipped with integrated appliances, a practical boot room, a master bedroom with an en-suite shower room, and two additional bedrooms with a shared bathroom on the first floor.

The property is equipped with gas central heating and double glazed windows. Outside, there are well-maintained gardens in both the front and back, managed weekly by a professional gardener hired by the landlords. The property also includes a double driveway and a detached cedar garage with a remote-controlled door.

Homes of this calibre are rarely available for rent, so a high level of interest is expected.

Schedule an internal viewing promptly to avoid missing out on this exceptional opportunity!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed Georgian design door to

Reception Hall

Turned staircase, storage beneath the stairs, tiled flooring, classic style column radiator, UPVC double glazed windows with views of the front gardens.

Lounge



UPVC double glazed windows to rear elevation overlooking mature gardens to the rear and with wonderful views extending across Greenbelt towards the sea, double radiator, fireplace (not in use), fitted shelving and cupboards to alcoves, coved cornicing to ceiling, door to the rear lobby.

Rear Lobby



Serving gardens with boot room, built in cupboard with fitted space for shoes etc, single radiator, tiled floor, gothic design part glazed door leading into rear gardens.

Kitchen/Dining Room/Living Room 8'2" x 31'1"



Wonderful open plan space comprising hand crafted kitchen with an extensive range of base and eye level units, with granite coloured working surfaces, an upstand incorporating an inset Frank 1 1/2 bowl stainless steel sink unit with pedestal mixer tap and rinser, integrated appliances include a Miele four burner gas hob, over head extractor hood, Neff split level double electric oven, integrated microwave oven and Bosh dishwasher, built in American style fridge freezer, shelved larder with internal lighting, UPVC double glazed windows x3 to the front taking in wonderful views down the

private lane to the side elevation, UPVC double glazed windows to the rear elevation, UPVC double glazed windows to the front elevation over looking gardens to the front, open plan to dining room, the entire space has solid oak flooring, coved cornicing to the ceiling and halogen down lights, with wall preparation for a flat screen TV.

Dining Room



Double radiator, open plan to living room.

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

MAIN ROOMS AND DIMENSIONS

Living Room



With double radiator and UPVC double glazed windows to the rear elevation over looking gardens

Bedroom 1 (rear) 10'9" x 18'3" max dimensions into alcoves



UPVC double glazed window to rear elevation, double radiator, fitted wardrobes and shelved, coved cornice to ceiling.

En Suite Shower Room



Low level WC, bidet, wall mounted wash basin and large walk in shower enclosure with rainfall shower head with second hand held attachment - attractive Villeroy and Bosch white suite with travertine marble tiles to the walls and floor, UPVC lined ceiling with halogen down lights, heated towel rail wall mounted extractor unit, UPVC double glazed window to front elevation, built in cupboard housing wall mounted gas combination boiler serving hot water and radiators which also provide good space to be used as an airing cupboard, there is also an illuminated mirror fronted medicine cabinet.

First Floor Landing

With fitted cupboards to eaves, large built in cupboard with space and plumbing for automatic washing machine together with fitted shelving.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 19'4" x 28'7" max dimensions into eaves



Extensive range of built in cupboards, fitted shelving, storage area with gothic style window taking in wonderful views, UPVC double glazed dormer window to side elevation taking in wonderful views down the private lane towards Cleadon Village and All Saints Church, double radiator.

Bedroom 3 10'10" x 10'9" into fitted robes and drawers



UPVC double glazed window taking in wonderful coastal views extending to Cleadon Hills, single radiator.

Bathroom



Low level WC, pedestal wash basin with panel bath with shower attachment- attractive white suite with part tiled walls, tiled floor, LED down lights to ceiling, heated towel rail, UPVC double glazed window to front elevation, mirror fronted medicine cabinet.

Outside



Mature landscaped gardens to the front, double drive to the side with a detached Shingle Cedar wood Shingle garage with remote control electric up and over door, pedestrian door from garden into garage, enclosed mature gardens to the rear attractive lawns and established borders, high level privet and beech hedging taking in superb countryside and coastal views.

Council Tax

The Council Tax Band is Band C.

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.

Lettings Viewing Appointment

To arrange an appointment to view this property please complete an 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 month's rent.

Ombudsman

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

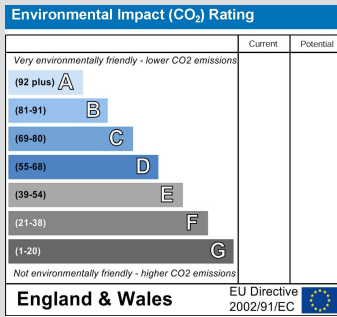
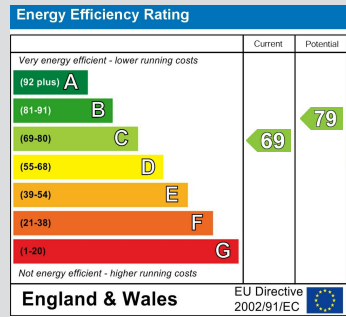
Opening Times

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

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

MAIN ROOMS AND DIMENSIONS



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