









Situated on this sought after street with a pleasant green outlook to the front, this well presented one bedroom mid terraced cottage is available immediately on an unfurnished basis. The internal accommodation comprises:- entrance hall, lounge, fitted kitchen, double bedroom and bathroom. Externally there is a courtyard to the rear. With easy access to Seaburn and Whitburn's beautiful beaches, Sunderland City Centre with excellent transport links on the doorstep. Early viewing recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

All On Ground Floor

Entrance Hall

Single radiator and access to loft.

Lounge 11'6" x 10'4"



Double glazed window, double radiator and an electric fireplace.

Kitchen 11'0" x 5'11"



Base and eye level units with working surfaces over incorporating sink and drainer unit, integrated oven and hob with extractor fan, tiled splashbacks, Main Eco combi boiler, fridge freezer and washing machine, tiled flooring.

Bedroom 1 8'8" x 11'1"



Double glazed window and double radiator.

Bathroom



Low level WC, washbasin and bath with overhead shower, single radiator, tiled flooring and double glazed window.

Outside



Rear courtyard with storage space.

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

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MAIN ROOMS AND DIMENSIONS

Council Tax Band

The Council Tax Band is Band A.

Move In Costs

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

Lettings Important Notice

We endeavor 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 Srd

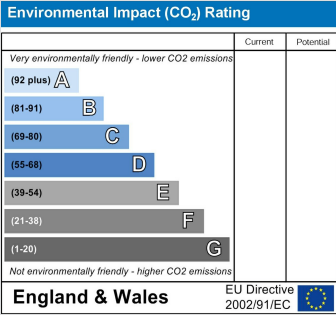
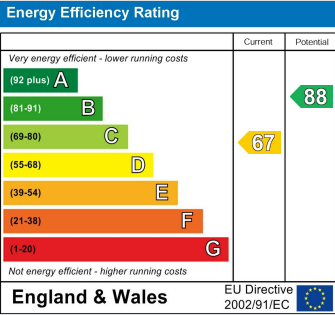
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6118 or book viewing online at peterheron.co.uk

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.



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