













Situated in a small private cul-de-sac, this mid terrace property is available from March 2026, on an unfurnished basis. The property comprises an open lounge, dining arear and kitchen enjoying a dual aspect, two first floor bedrooms and a bathroom. Externally there is a driveway for off-street parking at the front of the property, and an enclosed low maintenance garden at the rear. This property enjoys a quiet yet convenient location within walking distance to Pallion Road, Hylton Road, Sunderland Royal Hospital, Pallion Metro System, and University Precinct. The City Centre and A19 are also nearby.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Entrance Porch

There is a built in cupboard and door to the open plan lounge, dining and kitchen area.

## Open Plan Lounge, Dining And Kitchen Area 21'1" x 11'7" max measure inc staircase area

This room enjoys a dual aspect with a double glazed window to the front and a double glazed window to the rear, fitted with wall and base units with work surfaces over, incorporating a sink and drainer integrated appliances include an oven and hob, there is a radiator and a double glazed door to the rear.

## First Floor Landing

With doors leading off to the two bedrooms and bathrooms.

## Bedroom 1 10'10" x 8'4" not inc robes

Double glazed window to the front, radiator and fitted mirror fronted sliding door wardrobes.

## Bedroom 2 9'10" x 5'3"

Double glazed window to the rear and a radiator.

## Bathroom

Fitted with a modern suite, comprising of a low level WC, pedestal wash hand basin with panel bath and electric shower over, there is a chrome ladder style radiator and a double glazed window.

## Outside

To the front of the property there is a driveway providing off street parking whilst to the rear there is a courtyard.

## Council Tax Band

The Council Tax Band is Band A.

## Moving Costs

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

## 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

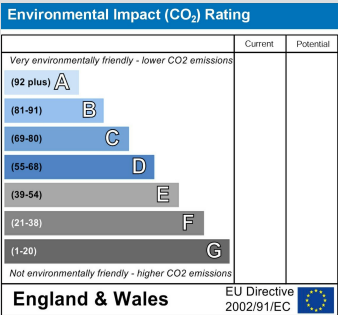
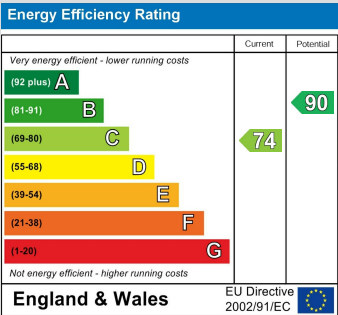
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## Office Opening Hours

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

## Lettings 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](http://www.peterheron.co.uk) or call 0191 510 3323

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