









A delightful mid terrace cottage, providing spacious and attractive accommodation, all on one level within this ever popular location. Internally the accommodation includes an entrance vestibule, hall, lounge, kitchen, bathroom/wc and a double bedroom. Externally there is a courtyard to the rear with roller shutter access door, providing off street parking. The property is ideally placed for the shops and cafes on Sea Road, local schools and offers excellent transport connections including access to major road networks and the Metro system.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door with an inner wooden door to the

Entrance Hall

With a radiator and doors leading to the bedrooms and lounge.

Lounge 15'10" x 11'5"

With a double glazed window to the rear, a radiator, a door to the kitchen.

Kitchen 12'0" x 7'4"

With a range of wall and base units with counter tops over incorporating a single bowl ceramic sink and drainer unit with mixer tap. Integrated appliances include a oven, gas hob, and a extractor fan. There is an integrated low level fridge and freezer, a double glazed window, UPVC door to the rear, a radiator and a door to the bathroom.

Bedroom 1 11'10" x 10'6"

There is a double glazed window to the front, and a radiator.

Bathroom

With a low level WC, bath with shower and a hand wash basin.

Outside

Low maintenance courtyard with a shed and roller shutter.

Council Tax Band

The Council Tax Band is Band A.

Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.

Opening Times

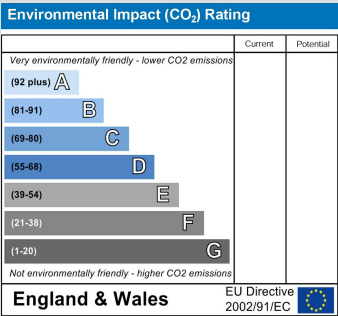
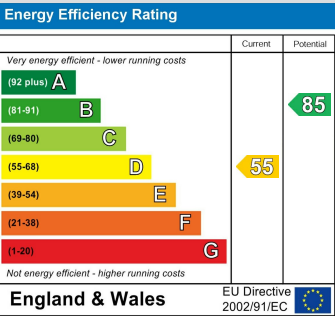
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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

Move in Costs

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



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

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