









An attractive three bedroom mid link villa providing spacious internal accommodation within the sought after area of Elstob Farm. The property internally comprises entrance vestibule, lounge, kitchen/diner, three bedrooms and a bathroom. The property features gas central heating to radiators, double glazing, gardens front and rear and a garage. This popular residential area is close to many local amenities, shops and schools as well as offering excellent transport links to surrounding areas. Available start of February on an unfurnished basis, early viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via glass fronted UPVC door into vestibule.

Entrance Vestibule

Inner wooden glass panelled door to lounge.

Lounge 14'7" x 14'3"

Stairs to first floor, double glazed bay window front, radiator and electric fire. Wooden glass panelled door to kitchen.

Kitchen/Diner 14'8" x 9'10"

Range of modern wall and base units with work surfaces over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap, integrated oven, electric hob and cooker hood. Space provided for washing machine and fridge freezer, double glazed window and sliding UPVC doors to garden, radiator, storage cupboard.

First Floor Landing

Bedroom 1 13'6" x 8'5"

Double glazed window to front, radiator, storage cupboard, built in sliding door mirrored wardrobes.

Bedroom 2 12'11" x 9'3"

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

Bedroom 3 7'5" x 6'0"

Double glazed window to front, radiator, storage cupboard.

Bathroom

Low level WC and washbasin set into vanity unit, bath with waterfall shower, chrome heated towel rail, frosted window.

Outside

Generous front and rear gardens. Garage providing off street parking and storage.

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.

Council Tax Band

The Council Tax Band is Band B

Move In Costs

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

Lettings Viewing

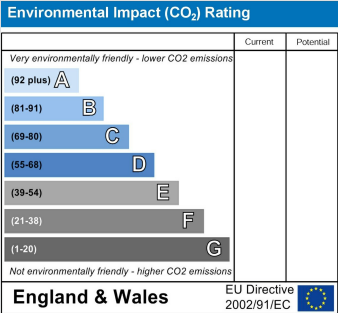
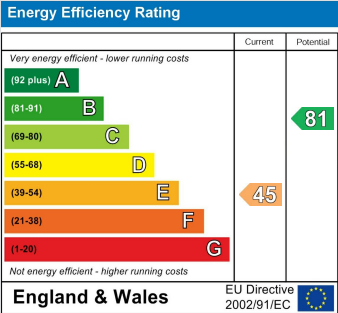
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

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.



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

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