













We are delighted to offer this two-bedroom mid-terraced cottage, available for rent on an unfurnished basis. This charming property offers comfortable and modern living spaces, making it an ideal home for many. The property features a welcoming, spacious lounge that is tastefully decorated, providing the perfect space for relaxation and entertaining. The kitchen is fitted with contemporary units and finishes, offering ample storage and worktop space, perfect for those who enjoy cooking. Two well-proportioned bedrooms that can accommodate various furniture layouts, ensuring flexible living arrangements to suit your needs. A sleek, modern bathroom with quality fittings, designed to offer a relaxing and functional space. The property benefits from a private courtyard to the rear, offering an outdoor area for relaxing or al fresco dining. Situated in a highly sought-after location, the property is in close proximity to a range of local amenities. These include the picturesque Roker Recreational Park, local Metro stations providing excellent transport links, highly regarded schools, and easy access to the A19 and Sunderland City Centre for commuting or shopping.

This property is available from November 2024. Given the superb location and excellent condition of the property, early internal inspection is highly recommended to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

### Bedroom 1



Double glazed bay window and radiator.

### Bedroom 2



Double glazed window and radiator.

### Lounge



Double glazed window, radiator and feature fireplace with surround.

### Kitchen



Wall and base units with wood worktop surfaces over incorporating sink and drainer unit, breakfast bar, integrated electric oven and hob, space for fridge freezer, double glazed window, radiator and central heating boiler.

### Bathroom



Low level WC, washbasin and bath with glass screen and overhead shower, double glazed window and radiator.

### Outside



Rear courtyard.

## 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

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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