

We are delighted to introduce this generously sized three-bedroom semi-detached home, conveniently located near Wessington Way, the A19, local amenities, and esteemed schools. Upon entering, you will find a welcoming entrance porch that leads into the hallway. The ground floor features a lounge and a versatile kitchen-diner. Upstairs, there are three generously proportioned bedrooms and a shower room. Additionally, the property benefits from gas central heating and double glazing throughout.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch

UPVC double glazed door leading into the entrance porch, UPVC double glazed windows and tiled flooring.

Hallway



The entrance hallway features a UPVC double-glazed door, stairs leading to the first floor, an under-stair storage cupboard, and a radiator.

Lounge



UPVC double-glazed walk-in bay window, feature fireplace, and radiator.

Dining Kitchen



The property features a variety of wall and base units, heat-resistant work surfaces, a stainless steel sink unit with a mixer tap, an integrated oven, hob, and extractor fan. There is plumbing available for a washing machine, a radiator, as well as a UPVC double-glazed window and a UPVC double-glazed door providing access to the rear.

First Floor Landing



Bedroom 1



UPVC double glazed window, radiator, storage cupboard

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MAIN ROOMS AND DIMENSIONS

Bedroom 2



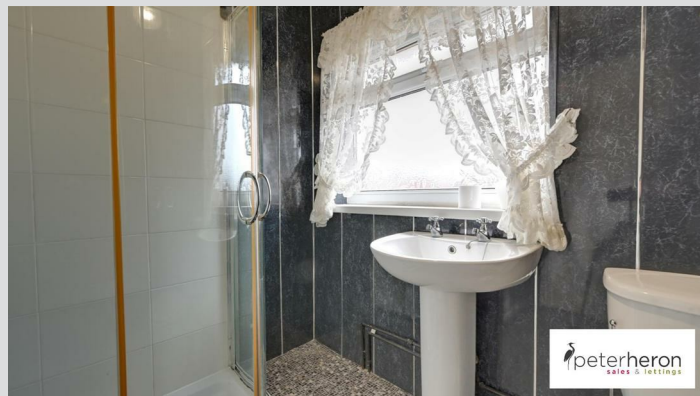
UPVC double-glazed window, radiator, storage cupboard, and wall-mounted gas-fired combi boiler.

Bedroom 3



UPVC double glazed window, radiator

Shower Room



Corner walk-in shower enclosure, low flush water closet, pedestal hand wash basin, radiator, wall cladding, tiling in the shower area, and UPVC double glazed window.

Outside



The front features a wall-enclosed garden area, while the rear includes a fenced garden space with double gates that provide off-street parking and access to an outhouse.

Council Tax

The Council Tax Band is Band A.

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 an 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.

Movein Costs

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

Ombudsman

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

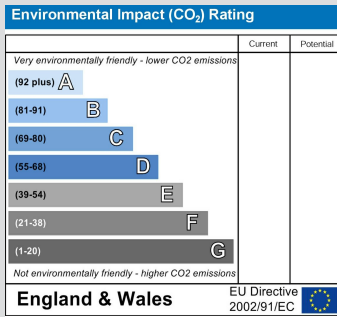
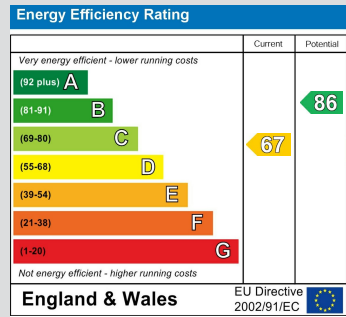
Opening Times

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

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