









Available immediately on an unfurnished basis, this beautifully presented three bedroomed mid terrace property offers an excellent opportunity for those looking to rent. Providing generous living accommodation arranged over two floors, the property features a lounge, dining room, a large breakfasting kitchen, three first floor bedrooms and a bathroom. Features of note include gas central heating and UPVC double glazing whilst externally there is small town garden to the front and enclosed courtyard to the rear with a raised timber decked seating area. Located at the top of Mount Road close to Barnes Park, the property is just a short stroll from Barnes School, equidistant to both the City Centre and A19. We anticipate a quick let with this individual property and immediate internal inspection is highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Entrance Porch

Inner wooden glass panelled door to

Reception Hall



Original staircase, laminate flooring, double radiator, understairs cloak cupboard/WC.

Lounge 13'8" x 18'10"



Bay with UPVC double glazed windows to front, gas fire, feature surround, marble insert and hearth, wall lights, coved cornicing to ceiling, original rose, picture rail, double radiator.

Dining Room 11'8" x 15'2"



Cast iron/tiled fireplace with Bullnose design surround, laminate flooring, UPVC double glazed door out into rear yard, double radiator, picture rail, coved cornicing to ceiling.

Kitchen 8'5" x 16'8"



Maximum dimensions into fireplace. Wall and floor cupboards with solid wood working surfaces, single drainer stainless steel sink unit, glass fronted display cabinets, UPVC double glazed windows to side, radiator. Fireplace with range cooker set within, laminate flooring, tiled splashbacks, breakfast bar, door to

Utility 6'0" x 9'1"



UPVC double glazed window to rear, UPVC door to side, work bench, space for fridge freezer, plumbing for automatic washing machine, space for tumble dryer, wall mounted gas boiler serving hot water and radiators. Also benefitting from a walk in waterfall shower.

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

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Half Landing



Bedroom 2 (rear) 11'10" x 15'3"



UPVC double glazed window to rear, laminate flooring, double radiator.

Family Bathroom



Low level WC, washbasin and free standing bath with overhead shower - white suite with tiled walls, tiled floor, UPVC double glazed window to side, radiator.

First Floor Landing

Bedroom 1 (front) 14'0" x 11'0"



UPVC double glazed window to front, original cast iron tiled fireplace with feature surround, built in cupboard, double radiator.

Bedroom 3 (front) 5'10" x 19'3"



UPVC double glazed window to front, double radiator.

Outside

Town garden to front. Enclosed courtyard to rear with raised timber decked seating area, raised borders and timber shed. In addition there is mansize single gate leading out into the rear lane.

Council Tax Band

The Council Tax Band is Band C.

Move In Costs

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

Lettings Important Notice

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 advisors 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.

Viewing

To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323 opt2.

Opening Hours

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

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

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

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

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS