









SORRY - NOT SUITABLE FOR STUDENTS.

Peter Heron are delighted to offer this two bedroom semi detached house to the rental market. The unfurnished accommodation is arranged over two floors and comprises entrance hall, lounge, dining room, two bedrooms and bathroom all benefiting from UPVC double glazing and gas central heating. Externally there are gardens to the front and rear. The property is situated in the popular residential area of Redhouse and is close to all local amenities, close to schools and boast excellent transport links to Sunderland city centre and wider road networks. Early viewing is a must as we anticipate demand to be high. Available end of November 2023! EPC - Rating D

MAIN ROOMS AND DIMENSIONS

Entrance Hall

UPVC double glazed entrance door, stairs to first floor, radiator and under stairs cupboard.

Lounge 12'4" x 10'2"



UPVC double glazed window to the front, radiator and archway leading to the dining room.

Dining Room 8'9" x 7'10"



UPVC double glazed window to the rear and radiator.

Kitchen 8'8" x 8'0"



Fitted with a range of wall and base units, worktops, inset

sink, splashback tiling, ceramic hob, electric oven, extractor fan, UPVC double glazed window to the rear, radiator, UPVC double glazed door leading to outside and integrated washing machine.

First Floor

Landing

With loft access and UPVC double glazed window to the side and doors leading to the bedrooms and bathroom.

Bedroom 1 14'0" x 9'11"



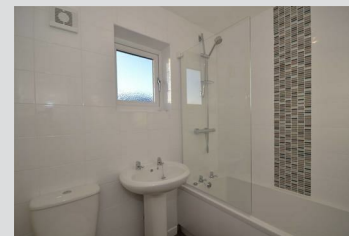
UPVC double glazed window to the front, radiator, built in storage cupboard housing the wall mounted gas central heating combination boiler.

Bedroom 2 10'5" x 10'1"



UPVC double glazed window to the rear and radiator.

Bathroom 6'7" x 5'8"



With bath and shower over, WC, wash hand basin, part wall tiling, UPVC double glazed window to the rear and radiator.

Externally



To the front of the property there is a tiered front garden with pathway leading to the front door. To the rear of the property there is a good sized enclosed garden incorporating patio area and lawn.

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

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 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.

Movein Costs

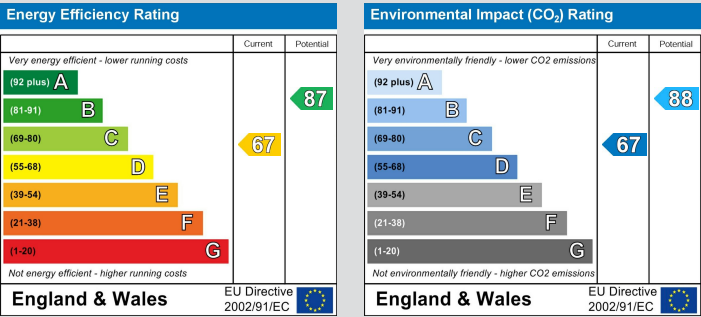
Before moving in you will need to pay one month's rent and a bond equal to a months rent.

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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