









A superb three bedroom detached home situated on a new development in Ford Estate, perfect for couples and families. Well presented throughout and internally comprising of entrance hall, cloakroom/WC, living room, dining kitchen and three first floor bedrooms, the master boasting ensuite and a separate bathroom. Externally there is a drive providing off street parking and gardens to the front and rear. This convenient location provides easy access to a range of local amenities as well as offering excellent links to surrounding areas. Available immediately on an unfurnished basis. Viewing is a must!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via wooden entrance door into the reception hall.

Reception Hall



Double glazed window, radiator and stairs to the first floor.

Lounge 17'7" x 11'6"



2x double glazed windows to the front and side, double radiator and a door to the kitchen/diner.

Kitchen/Diner 11'5" x 9'7"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include an oven,

hobs and extractor hood. Space for a fridge freezer, washing machine and dishwasher. Double glazed window and wooden part glazed door to rear, double radiator and doors to the garage and WC.

Separate WC



Low level WC, wash hand basin and a double glazed window.

First Floor Landing

Radiator, access hatch to loft and doors to

Bedroom 1 17'10" x 11'5"



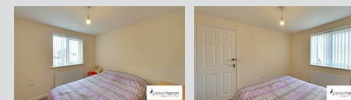
Double glazed window to the front, radiator, door to the en suite.

En Suite Shower Room



Low level WC, walk in shower, wash hand basin and a radiator.

Bedroom 2 10'5" x 9'3"



Double glazed window to the front, radiator.

Bedroom 3 10'2" x 9'3"



Double glazed window to the rear and a radiator.

Bathroom



Low level WC, wash hand basin, bath with overhead shower, radiator and a double glazed window to the rear.

Outside



Generous rear garden laid to lawn with a gate to access the front. Low maintenance front garden with lawned and gravelled areas, a driveway providing off street parking. PLEASE NOTE - THE GARAGE IS NOT OFFERED AS PART OF THE TENANCY.

Council Tax Band

The Council Tax Band is Band B.

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

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MAIN ROOMS AND DIMENSIONS

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 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

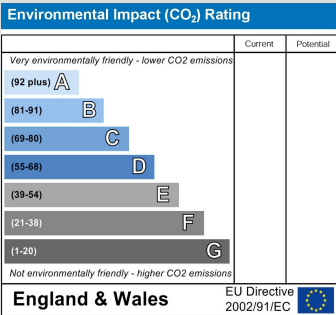
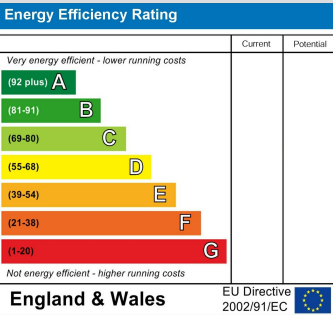
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

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.



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