

This three bedroom mid terrace house is available immediately. The accommodation is arranged over two floors and comprises entrance hall, lounge, breakfasting kitchen, three bedrooms and bathroom all benefiting from UPVC double glazing and gas central heating. Externally there are gardens to the front and rear along with a driveway and garage. Situated in the sought after suburb of Fulwell the property is close to all local amenities, has excellent transport links to Sunderland city centre and local road networks. Early viewing is recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hall

Radiator, staircase to first floor with understairs storage cupboard.

Lounge 14'3" into bay x 11'6"

Double glazed bay window to front, two radiators and door leading through to

Breakfasting Kitchen 11'5" x 10'8"

Fitted wall and base units with work surfaces over incorporating sink unit, integrated appliances include electric oven and electric hob with extractor over, space for fridge freezer and washing machine, double glazed window to rear, double glazed door to rear, radiator and wall mounted central heating boiler.

First Floor Landing

Bedroom 1 11'4" x 11'2"

Double glazed window to front, radiator and built in wardrobe.

Bedroom 2 11'2" x 9'10"

Double glazed window to rear, radiator and built in wardrobe.

Bedroom 3 8'6" x 9'10"

Approximate measurement as sloping ceiling. Velux window and radiator.

Family Bathroom

Low level WC, pedestal washbasin and panel bath with mains shower over, built in cupboard, Velux window and radiator.

Outside

To the rear there is a lawned garden and a driveway providing off street parking with access to an integral GARAGE with up and over access door.

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.

Sea Road Viewings

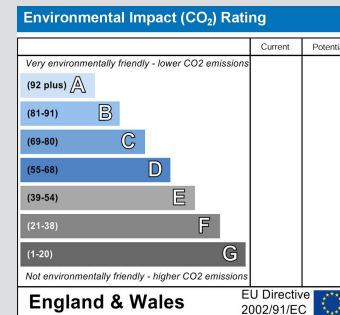
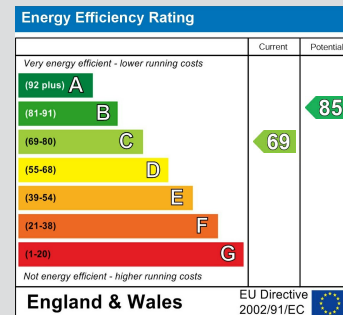
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



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

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