









This appealing two-bedroom mid-terrace home is available for immediate rent on an unfurnished basis. It features generous living spaces, including an entrance hall, a lounge leading into a dining room, a kitchen, two bedrooms on the first floor, a bathroom, and a separate WC. The property is equipped with UPVC double glazing and gas central heating. Additionally, there are gardens at both the front and rear. Its prime location offers easy access to local amenities and excellent transport links, making it well-connected to major road networks. We highly recommend scheduling an early viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall

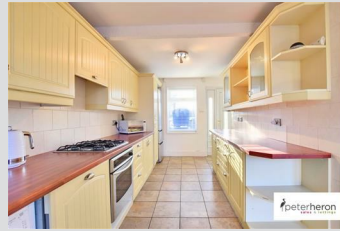
Stairs to the first floor, opens into the kitchen and there is a door to the lounge.

Open Plan Lounge & Dining Room 18'1" x 9'11"



Double glazed bay window to the front, radiator, feature fireplace and double glazed UPVC doors to the rear.

Kitchen 18'0" x 11'4"



Range of wall and base units with counter tops over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap, integrated appliances include a dishwasher, gas cooker and hob, and an extractor fan. Space has been provided for a washing machine and a fridge freezer. Storage cupboard and a radiator, double glazed windows to the front and rear and double glazed UPVC French doors to the rear.

First Floor Landing

Access hatch to loft.

Bedroom 1 18'0" x 10'2"



Double glazed bay window to the front, double glazed window to the rear, 2x radiators and storage cupboard.

Bedroom 2 12'2" x 8'3"



Double glazed bay window to the front, radiator and storage cupboard.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Wash hand basin, bath with shower over, double glazed window and radiator.

Separate WC



Low level WC and double glazed window.

Outside



Garden to the front and to the rear a generous low maintenance garden with timber decked seating area.

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.

Council Tax

The Council Tax Band is Band A.

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.

Move In Costs

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

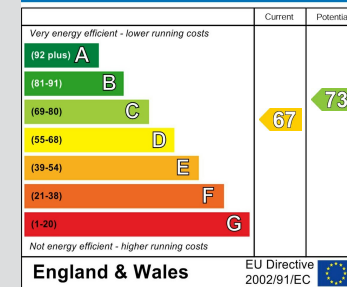
Ombudsman

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

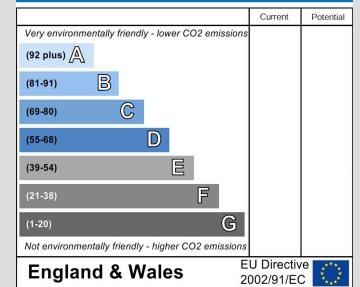
Opening Times

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

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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