

We are pleased to offer this beautifully presented four-bedroom dormer cottage situated in Millfield. This property is ideally located in close proximity to the University, Metro connections, and Sunderland Royal Hospital, making it an excellent choice for those seeking convenience.

Property Features:

Four Spacious Bedrooms: Generously sized and well-lit rooms providing ample space and comfort.

Modern Kitchen: Fully equipped with contemporary fittings and appliances.

Immaculate Interior: Recently refurbished to a high standard with stylish décor throughout.

Excellent Location: Within walking distance to Sunderland University, Metro stations, and the hospital, offering superb transport links and local amenities.

Private Rear Yard: Ideal for outdoor enjoyment.

This property is available for immediate rental. We encourage you not to miss this fantastic opportunity to secure a beautiful home in a prime location.

For further information or to schedule a viewing, please contact us today.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via communal entrance door with inner wooden door to

Entrance Hall

Radiator and doors to room one and to the communal lounge.

Lounge 17'8" x 12'8"



Double glazed window to the rear elevation, radiator, storage cupboard, stairs to the first floor with storage under and a door to the communal kitchen.

Kitchen 14'7" x 7'4"



Range of wall and base units with wood effect counter tops over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap, integrated oven, electric hob and extractor fan, space provided for the inclusion of a washing machine, fridge freezer and dishwasher, radiator, wooden door to the rear and a door to the bathroom .

Room 1 13'8" x 12'6"



Double glazed window to the front and a radiator.

Room 2 13'3" x 12'1"



Double glazed window to the rear and a storage cupboard.

Room 3 12'11" x 6'11"



Double glazed window to the front.

Room 4 9'10" x 6'6"



Double glazed window to the front.

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MAIN ROOMS AND DIMENSIONS

Bathroom



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

Outside



Low maintenance communal courtyard .

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

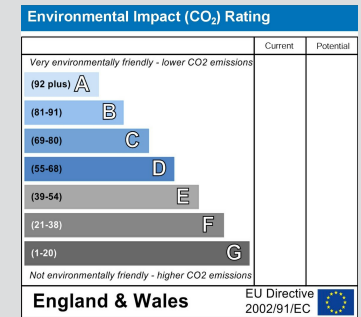
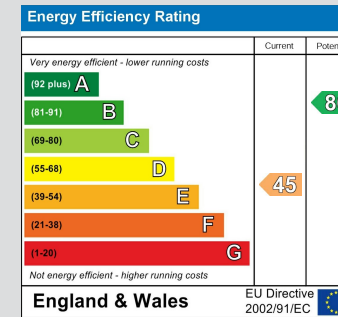
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Opening Times

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

Council Tax

The Council Tax Band is Band A.



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