









Popular style three-bedroom end terrace home offers a fantastic rental opportunity in a sought-after residential area. The spacious internal accommodation includes a reception hall, lounge, dining room, and kitchen on the ground floor, with three well-proportioned bedrooms and a bathroom to the first floor. Externally, the property benefits from gardens to the front and rear, as well as a garage providing secure off-street parking. Further benefits include gas central heating and UPVC double glazing. The property offers comfortable living with excellent potential and is ideally positioned overlooking a lovely green. Conveniently located for the coast, Sunderland City Centre, and the A19.

Early viewing is highly recommended to appreciate the accommodation and location on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via wooden glass paneled door into the entrance hall.

Entrance Hall

Stairs to the first floor with storage under, radiator and doors to the lounge, dining room and kitchen.

Lounge 13'6" x 10'9"

Double glazed window to front, radiator, feature fireplace. Open plan to the dining room.

Dining Room 8'9" x 8'7"

Double glazed window to rear and a radiator.

Kitchen 8'9" x 7'8"

Range of wall and base units with counter tops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include an oven, hobs and cooker hood, space provided for a fridge freezer. Double glazed window, radiator and UPVC door to the rear.

First Floor Landing

Access hatch to loft and doors to bedrooms one, two and three, shower room and separate WC.

Bedroom 1 14'0" x 7'6"

Double glazed window to the front, radiator and built in mirror fronted sliding door wardrobes.

Bedroom 2 9'3" x 8'8"

Double glazed window to rear and a radiator.

Bedroom 3 9'8" x 7'8" max

Double glazed window to front, radiator and built in storage cupboard.

Shower Room

Wash hand basin, walk in shower cubicle and a double glazed window.

Separate WC

Low level WC and double glazed window to rear.

Outside

An attractive garden to the front and rear, with two outhouses.

Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council TaxBand

The Council Tax is Band A.

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Viewings Srd

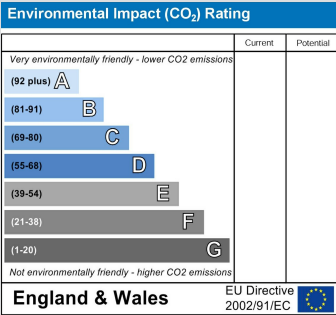
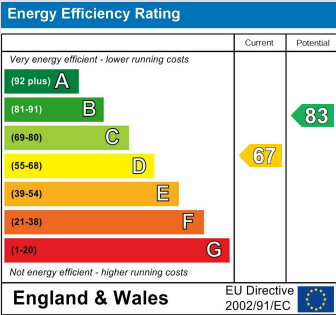
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

Opening Times

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