









This beautiful mid terraced cottage is available Mid May onwards on an unfurnished basis. The well appointed accommodation comprises entrance hall, lounge, kitchen, two bedrooms and a bathroom all benefiting from gas central heating and double glazing. Externally there is an enclosed courtyard with roller shutter door. Situated in the popular residential area of Millfield, the property is close to all local amenities, has excellent transport links to the Sunderland City Centre and local road networks.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Entrance Hall

Single radiator and access to loft.

Bedroom 1 13'11" x 11'8"



Double glazed window to front and double radiator.

Bedroom 2 10'3" x 6'7"



Double glazed window and single radiator.

Lounge 13'11" x 10'11"



Double glazed window to rear and single radiator x2.
Opening to

Kitchen 13'0" x 5'8"



Contemporary wall and base units with work surfaces over incorporating sink and drainer unit, integrated oven and hob with extractor over, integrated fridge freezer, double glazed window to side, door to rear courtyard. Cupboard housing wall mounted Potterton Combi boiler.

MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin and panel bath with overhead shower and glass screen, tiled walls, heated towel rail and double glazed window.

Outside



Rear courtyard with roller shutter door.

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 Arrangements

To arrange an appointment to view this property contact us on 0191 5103323, Option 2 or book a viewing online at peterheron.co.uk

Opening Times

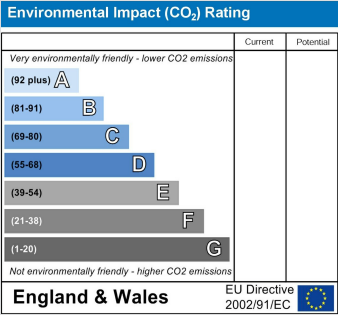
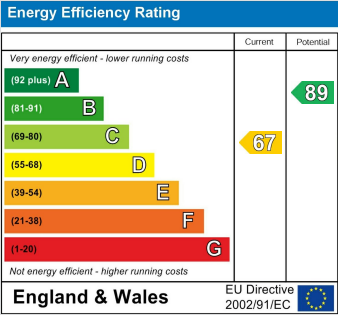
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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

Council Tax

The Council Tax Band is Band A



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

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