









Available July 2024 on an unfurnished basis, this wonderful beautifully appointed three bedroomed semi-detached home offers an excellent opportunity to those who wish to be in this extremely sought after location. Featuring a living room/dining room, and a well-equipped kitchen. To the first floor there are three good sized bedrooms and a bathroom. Externally there are gardens to the front and an enclosed sun-drenched space to the rear. Guaranteed to rent extremely quickly.

# MAIN ROOMS AND DIMENSIONS

## Hallway



Laminate floor, leading to

## Living Room/Dining Room



Laminate flooring, neutral painted walls, gas central heating radiators

## Kitchen



Wood effect units, granite effect work top, black appliances (please note if appliances fail during tenancy landlord will not repair or replace)

## Stairs leading to first floor

Carpet, neutral coloured walls

## Landing

Carpet, neutral coloured walls

## Bedroom 1



Laminate flooring, neutral painted walls, gas central heating radiators

## Bedroom 2



Laminate flooring, neutral painted walls, gas central heating radiators

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

## Bedroom 3



Laminate flooring, neutral painted walls, gas central heating radiators

## Bathroom



Neutral colour scheme, bath with overhead mixer tap shower fitting

## Externally



Beautiful gardens to the front and a tidy patio space with gravel to rear.

## 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 an 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 month's rent.

## Ombudsman

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

## Opening Times

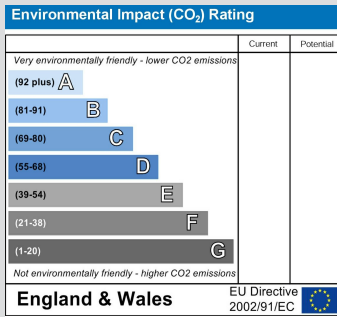
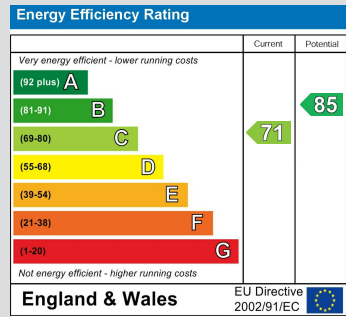
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Council Tax

The Council Tax Band is Band A

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