









A beautifully presented three bedroom semi detached home overlooking a pleasant green to the front within this sought after area of East Herrington. Internally the well appointed accommodation is accessed via an entrance porch, lounge opening through to dining room, open plan kitchen, conservatory and useful utility/WC. To the first floor there are three first floor bedrooms and modern bathroom. Externally there is a garden to the front with a driveway, detached garage and attractive gardens to the rear with a bar area. The property is conveniently located for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. Available immediately on an unfurnished basis!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Porch

Inner UPVC door to hall.

Reception Hall

Stairs to first floor storage under and radiator.

Lounge 11'2" x 9'8"



Double glazed window to front and radiator. Double doors to dining room.

Dining Room 14'0" x 9'8"



Radiator and UPVC double glazed French doors to conservatory. Open plan into kitchen.

Kitchen 9'2" x 8'10"



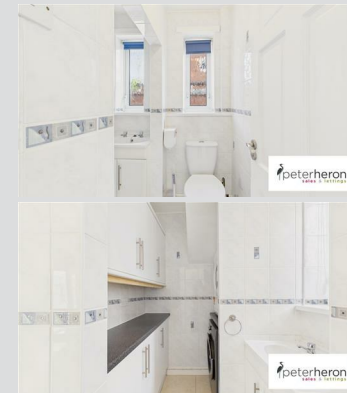
Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven, electric hob and hood. Space for fridge freezer and dishwasher. Radiator and double glazed window to rear.

Conservatory 9'1" x 8'11"



Double glazed windows and UPVC French doors to rear.

Utility/WC



Low level WC and washbasin set into vanity unit, wall and base unit storage cupboards, space for washing machine and tumble dryer, 2x double glazed windows.

First Floor Landing



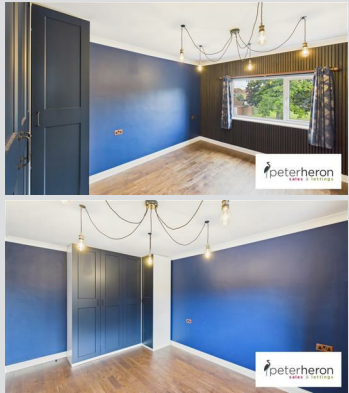
Double glazed window to side and double radiator.

Visit 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 1 14'3" x 10'0"



Double glazed window to front and vertical radiator.

Bedroom 2 10'7" x 9'8"



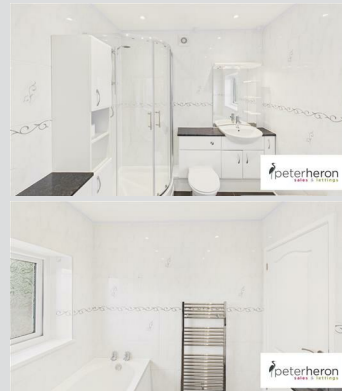
Double glazed window to rear and vertical radiator.

Bedroom 3 10'11" x 5'5"



Double glazed window to front and radiator. Door to access loft space.

Bathroom



Low level WC and washbasin set within vanity unit with touch sensor spotlights, bath and walk in shower cubicle, built in cupboards and shelving, chrome heated towel rail and double glazed window.

Loft Space 1



Radiator. Door to loft space 2.

Loft Space 2



Perfect for storage.

MAIN ROOMS AND DIMENSIONS

Outside



Garden to the front with driveway, side access gate leading to side of the property, detached garage, attractive rear garden with decked seating area, block paving and bar area.

Council Tax Band

The Council Tax Band is Band B.

Move In Costs

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

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

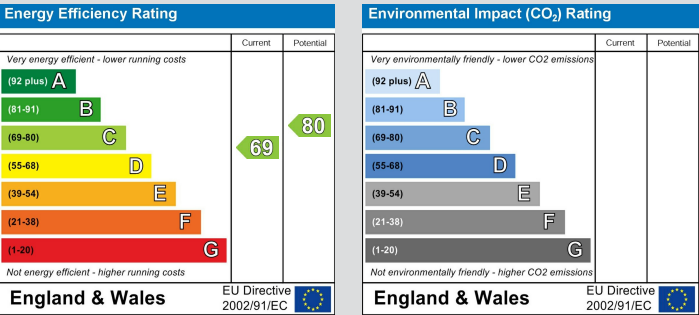
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

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.



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