









Three bedroom semi detached home well placed for all local amenities and is particularly convenient for the City Centre, Coast and A19. Internally comprises reception lounge, dining room open plan to kitchen, three bedrooms and a modern bathroom and externally has gardens to the front and rear. The property is available immediately on an unfurnished basis. Early viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Lounge 10'11" x 13'6"



Double glazed window to front and radiator, opening through to

Dining Room 8'9" x 8'9"

Double glazed window to rear and radiator, open plan to

Kitchen 7'6" x 8'8"



Base units with work surfaces over incorporating sink and drainer unit, integrated oven and hob, cupboard concealing boiler, double glazed door to garden.

First Floor Landing

Bedroom 1 9'1" x 14'0"



Double glazed window and radiator.

Bedroom 2 9'2" x 8'7"



Double glazed window and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 7'9" x 9'3"



Double glazed window and radiator.

Bathroom



Low level WC, washbasin and panel bath with overhead shower, tiled walls and double glazed window.

Outside



Lawned garden to front and block paved garden to the rear with outhouse.

Council Tax Band

The Council Tax Band is Band

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.

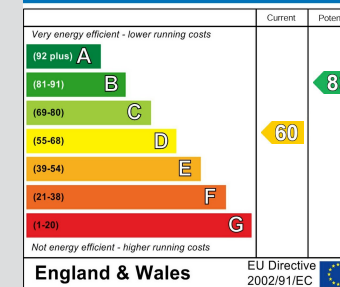
Opening Times

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

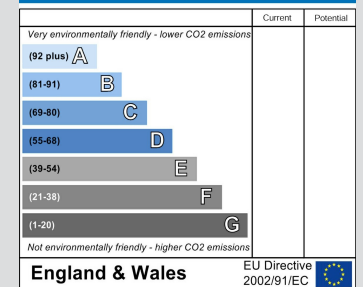
Ombudsman

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

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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