









This beautifully presented three bedroom semi detached house is offered for let on an unfurnished basis. The well appointed accommodation is arranged over two floors and comprises, entrance hall, cloak room, lounge, dining room, kitchen, utility, three bedrooms and bathroom all benefiting from UPVC double glazing and gas central heating. Externally there is off street parking to the front of the property and enclosed garden to the rear. Property is situated in the popular estate of Farrington is ideally located for all amenities, close to good schools, has excellent transport links into Sunderland City Centre and local road networks. Available NOW.

# MAIN ROOMS AND DIMENSIONS

## Entrance Hall

Double glazed entrance door, stairs to first floor, radiator and tiled floor.

## Cloakroom 6'0" x 2'9"

W/c, wash hand basin, splashback tiling, tiled floor, radiator and UPVC double glazed window to front elevation.

## Lounge 14'6" x 11'6"

UPVC double glazed window to the side elevation, electric fire, feature fire place surround, radiator and laminate flooring.

## Dining/Kitchen 12'1" x 8'8"

Fitted with a range of wall and base units, worktops and inset sink, splashback tiling, ceramic hob, electric oven, extractor fan, UPVC double glazed window to the front elevation, radiator and tiled floor.

## Utility 8'8" x 5'4"

Base units, inset sink, worktop, wall mounted gas central heating boiler, tiled floor, UPVC double glazed french doors leading to outside.

## First Floor Landing

UPVC double glazed window to the front, doors leading to bedrooms and bathroom.

## Bedroom 1 12'0" x 11'8"

UPVC double glazed window to the rear.

## Bedroom 2 12'10" x 10'2"

Two UPVC double glazed windows to the side and radiator.

## Bedroom 3 9'5" x 7'8"

UPVC double glazed window to the side and radiator.

## Bathroom 7'6" x 6'1"

Bath with shower over, w/c, wash hand basin, radiator, part wall tiling, UPVC double glazed window to the front and laminate flooring.

## Externally

To the front of the property there is off street parking to the rear of the property there is an enclosed low maintenance rear garden.

## Important Notice

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 advisors 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

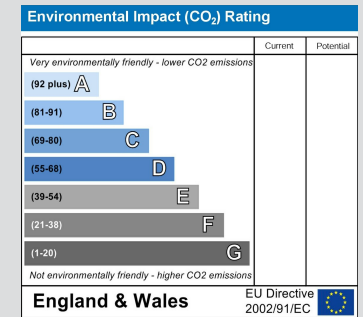
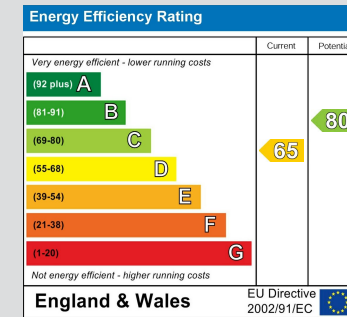
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 707 0060 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Hours

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

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