









A superb three bedroom semi detached home available August 2026 on an unfurnished basis, situated within this well regarded residential area. The impressive accommodation feature entrance hall, lounge/dining room, modern kitchen with separate utility, three first floor bedrooms and contemporary family bathroom. Externally there is a driveway to the front leading to an attached garage and there is a delightful garden to the rear. This ideal location is convenient for shops and schools as well as providing access to Sunderland City Centre and transport links to surrounding areas.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Reception Hall



Double radiator, staircase to first floor and under stairs storage cupboard.

Lounge/Dining Room



UPVC bay window to the front, two radiators, attractive fireplace and UPVC box bay window to rear.

Kitchen



Range of fitted modern wall and base units with working surfaces over incorporating sink and drainer unit, integrated oven and hob with extractor, UPVC box bay window to rear and feature tall radiator.

Utility Room



Door to garage and door to rear garden.

First Floor Landing

UPVC window to side.

Bedroom 1



UPVC bay window to the front and single radiator.

Bedroom 2



UPVC window to the rear and single radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3



UPVC window to the front and single radiator.

Bathroom



Contemporary suite comprising of a low level WC with concealed cistern, pedestal basin and P shaped bath with

overhead shower and glass screen, two UPVC windows and heated towel rail.

Outside

Easily maintained paved garden to the front with mature borders and a driveway providing off street parking leading to a GARAGE. There is a pleasant rear lawned garden with mature shrubs.

Lettings Important Notice Let

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 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 Hours

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm

Ombudsman

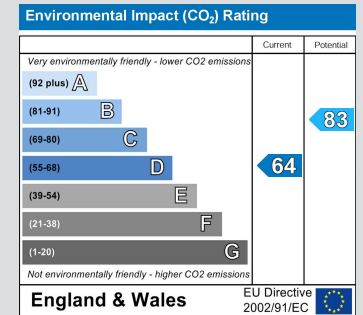
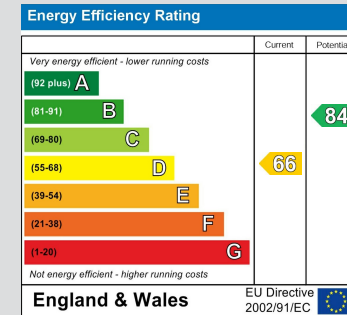
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Movein Costs

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

Council Tax

The Council Tax Band is Band C



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