

WAITING LIST FULL AS OF 13/10/2025.

A well presented three bedroom semi detached house, available end of October 2025. Internally the accommodation includes an entrance hall, two reception rooms and a contemporary kitchen whilst to the first floor there are three bedrooms and a modern bathroom. Externally there are low maintenance gardens to the front and rear. Well located for local amenities, shops and schools, Sunderland Royal Hospital and Sunderland University, as well as providing easy access to the City Centre and transport connections, including Pallion Metro Station. Viewings will be happening at the end of October.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Hall



Staircase to first floor and radiator.

Lounge



Double glazed window to front, radiator and electric fire.
Opening through to dining room.

Dining Room



Radiator and double glazed sliding patio doors to courtyard.

Kitchen



Wall and base units with work surfaces over incorporating
sink and drainer, integrated oven and hob, washing
machine, tiled splashbacks, double glazed window and
UPVC door to outside.

First Floor Landing

Bedroom 1



Double glazed window and radiator.

Bedroom 2



Double glazed window and 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 3



Double glazed window and radiator.

Bathroom



Low level WC, washbasin vanity unit and bath with overhead shower, double glazed window.

Outside

Gardens front and rear.

Council Tax Band

The Council Tax Band is Band A.

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

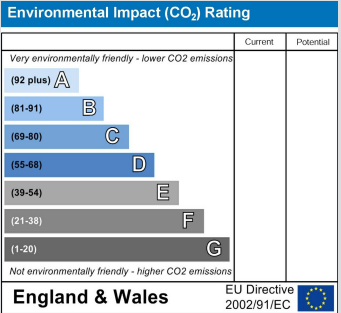
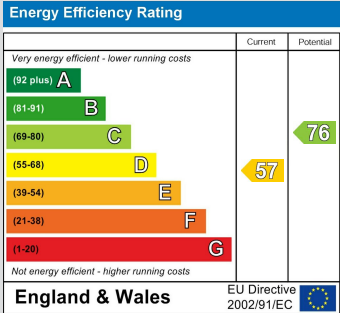
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

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

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