









An attractive end terrace cottage, conveniently located providing easy access to local amenities, shops and schools as well as to Sunderland Royal Hospital and transport connections to major road networks. Internally the neatly presented accommodation is all on one level and comprises hall, lounge, kitchen, two bedrooms and a bathroom. Externally there is an enclosed courtyard to the rear. Available immediately on an unfurnished basis, viewing highly advised.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via entrance door to

Entrance Vestibule

Inner door leading through to

Hallway

Radiator.

Lounge 10'10" x 13'8" into alcove



Double glazed window and radiator.

Kitchen 5'10" extending to 7'4" x 15'4"



Fitted wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include oven and hob, space for fridge freezer and washing machine. Radiator and double glazed window.

Lobby

Built in cupboard housing the boiler. External door to courtyard.

Bathroom



Low level WC, pedestal washbasin and panel bath with mains shower over, tiled walls and floor, radiator and double glazed window.

Bedroom 1 14'6" into alcove x 12'9"



Double glazed window to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'4" x 6'9"



Double glazed window to rear and radiator.

Outside

Courtyard to the rear.

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 Fst

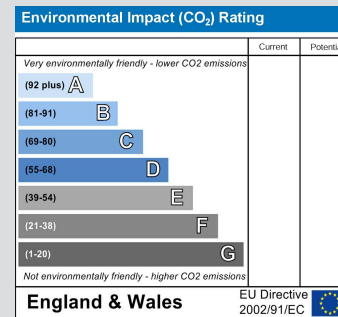
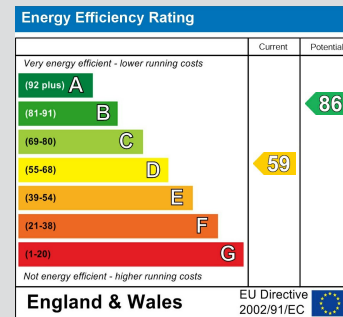
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6114 or book viewing online at peterheron.co.uk

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.



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