









This beautifully presented three-bedroom mid cottage is available to let on an unfurnished basis from the middle of January 2026. The accommodation is arranged over two floors and comprises an entrance vestibule, entrance hall, lounge, inner hall, ground floor bedroom, kitchen, rear hall, ground floor bathroom, and two first-floor bedrooms. The property benefits from double glazing, gas central heating. Externally, there is an enclosed courtyard to the front and a generous enclosed yard to the rear, offering secure off-street parking. Ideally located in the sought-after area of Roker, the property is close to a range of local amenities, well-regarded schools, and excellent transport links to Sunderland city centre and surrounding areas. Early viewing is strongly advised. Available now.

MAIN ROOMS AND DIMENSIONS

Entrance Vestibule

With UPVC double glazed entrance door, half timber and half glazed door leading to the entrance hall and Minton floor tiles.

Entrance Hall

With radiator and laminate flooring.

Lounge 11'11" (excluding Bay) x 16'2"

With UPVC double glazed bay window to the front, electric fire and feature fireplace surround, radiator and laminate flooring.

Inner Hall

With stairs to first floor, under stairs cupboard, radiator and laminate flooring.

Ground Floor Bedroom 13'1" x 12'7"

With UPVC double glazed french doors leading to outside, radiator and laminate flooring.

Kitchen 13'1" x 8'8"

Recently refitted with a range of wall and base units, butchers block working surfaces, butchers block breakfast bar, gas hob, electric oven, extractor fan, integrated fridge, wall mounted gas central heating combination boiler, UPVC double glazed window to the side and radiator.

Rear Hall

With UPVC double glazed door leading to outside.

Ground Floor Bathroom 8'10" x 5'10"

With bath and mixer shower over, WC, wash hand basin, wall tiling, floor tiling, UPVC double glazed window to the side and radiator.

First Floor

Landing

With Velux window and doors leading to the bedrooms.

Bedroom 2 15'6" x 6'10"

With Velux window, radiator and built in storage.

Bedroom 3 13'4" x 6'10"

With Velux window and radiator.

Externally

To the front of the property there is an enclosed courtyard. To the rear of the property there is a good sized enclosed yard incorporating outside paved seating area and secure off street parking accessed via electric roller shutter door.

Council Tax

The Council Tax Band is Band A.

Lettings Important Info.

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 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 Appointment

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.

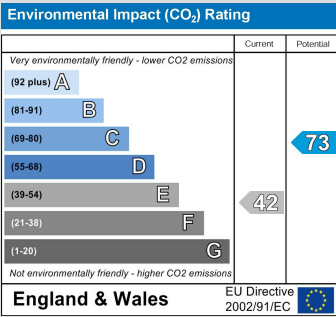
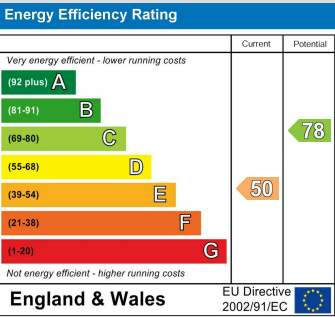
Ombudsman

Peter Heron Estate Agents are members of The Property

Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Opening Times

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



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