









Generously proportioned three bedroom Dormer cottage offered for let on a unfurnished basis. The flexible living space is arranged over two floors and comprises entrance vestibule, entrance hall, lounge, dining room, kitchen, rear hall, ground floor bathroom and three bedrooms to the first floor all having the benefit of double glazing, gas central heating and security alarm. Externally there is an enclosed courtyard to the front and an enclosed yard to the rear providing secure off street parking, Situated at one of Fulwell's most sought after addresses and ideally placed for a range of amenities, close to good schools and providing excellent access to Sunderland city centre and wider road networks. Available April 2025.

# MAIN ROOMS AND DIMENSIONS

## Entrance Vestibule

UPVC double glazed entrance, timber glazed door leading to entrance hall.

## Entrance Hall

With radiator, laminate flooring and built in storage cupboard.

## Lounge 15'5" x 13'2"

With UPVC double glazed window to front, living flame gas fire and feature fireplace surround, radiator and double doors leading to the dining room.

## Dining Room 17'2" x 14'4"

With UPVC double glazed windows to the rear, stairs to first floor, electric fire and feature fireplace surround.

## Kitchen 17'4" x 9'1"

Fitted with a range of wall and base units, worktops, inset sink, splash back tiling, gas hob, electric oven, extractor fan. UPVC double glazed window to the side, radiator and laminate flooring.

## Rear Hall

UPVC double glazed door leading to outside and built in storage cupboard.

## Ground Floor Bathroom 9'1" x 5'6"

With bath, WC, wash hand basin, UPVC double glazed window to the side, extractor fan.

## First Floor

## Landing

With doors leading to the bedrooms

## Bedroom 1 13'10" x 8'10"

With UPVC double glazed window to the front, radiator and laminate flooring.

## Bedroom 2 12'8" x 8'6"

With UPVC double glazed window to the rear, radiator and laminate flooring.

## Bedroom 3 10'6" x 8'10"

With UPVC double glazed window to the front, radiator and laminate flooring.

## Externally

To the front of the property there is an enclosed courtyard. To the rear of the property there is a generous enclosed yard with roller shutter door providing secure off street parking and paved seating area.

## Lettings 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.

## Viewing

To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323, Option 2.

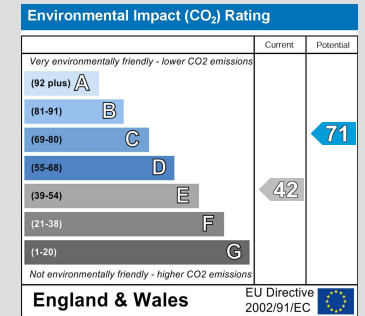
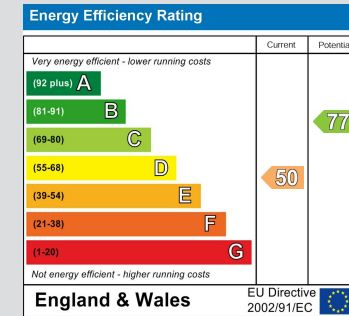
## Opening Hours

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.



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

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