









This charming and well-presented three-bedroom end terrace home offers spacious living accommodation and is complimented by delightful, well-maintained gardens to the front and rear, providing a perfect outdoor space for relaxation. The property is available immediately on an unfurnished basis.

Upon entering, you are welcomed into a bright entrance hall that flows seamlessly into the open-plan living space, including a generous lounge, a dining room ideal for family meals or entertaining guests, and a modern, well-appointed kitchen equipped with ample storage.

The first floor features three well-proportioned bedrooms and a contemporary shower room.

Quietly nestled on the periphery of Town End Farm area, the property benefits from its close proximity to excellent transport links, including easy access to the A19. It is ideally positioned for those commuting into Sunderland City Centre, Doxford International Business Park, and the Nissan plant, making it a prime location.

With its attractive setting, versatile living spaces, and convenient location, this property is certain to appeal to a wide range of tenants. Early viewing is highly recommended to fully appreciate all that this home has to offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance via UPVC door into

Entrance Hall

Stairs to first floor with under stair storage, doors to the kitchen and lounge.

Lounge 13'8" x 10'11"



Feature fireplace, double radiator and double glazed window to the front elevation. Open plan to dining room.

Dining Room 8'11" x 8'9"



Radiator and double glazed window to the rear. Open plan into the kitchen.

Kitchen 8'9" x 7'11"



Range of wall and base units with countertops over incorporating a 1 1/2 bowl stainless steel sink and drainer unit. Space provided for a washing machine and fridge. Integrated gas oven and hob. Double glazed window and UPVC doors to rear elevation.

First Floor Landing

Doors to bedrooms and bathroom.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 14'2" x 9'3"



Double glazed window to the front and a radiator.

Bedroom 3 9'2" x 7'8"



Double glazed window to the front and a radiator.

Shower Room



Low level WC with concealed cistern, washbasin vanity unit and walk in waterfall shower, chrome heated towel rail and double glazed frosted window.

Bedroom 2 9'3" x 8'8"



Double glazed window to the rear and a radiator.

Outside



Generous front and rear gardens with the rear.

Council Tax Band

The Council Tax Band is Band A.

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

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MAIN ROOMS AND DIMENSIONS

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

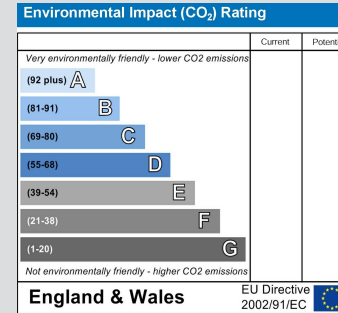
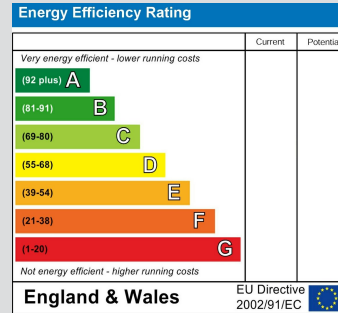
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Move In Costs

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

Ombudsman

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



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