









This beautiful two bedroom double fronted mid terraced cottage is well placed for the shops on Chester Road, local amenities and schools as well as being ideal for Sunderland City Centre, Sunderland Royal Hospital and transport links including Millfield Metro Station. Internally the accommodation is on one level and comprises entrance hall, lounge/dining room with French doors into courtyard, modern kitchen, two bedrooms and contemporary bathroom. Externally there is block paved courtyard with secure off street parking. Available immediately on an unfurnished basis, early viewing is a must!

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via UPVC entrance door.

### Entrance Hall



Radiator.

### Lounge/Dining Room 11'11" x 22'2"



Double glazed windows and UPVC French patio doors to rear, two radiators and door to kitchen.

### Kitchen 13'6" x 9'2"



Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated oven with electric hob and hood and fridge

freezer. Space for a washing machine. Double glazed window and UPVC door to rear. Radiator and door to bathroom.

### Bathroom



Low level WC, washbasin set into vanity unit, free standing bath and walk in waterfall shower cubicle, double glazed window to rear and column radiator.

### Bedroom 1 11'11" x 11'7"



Double glazed bay window to front and double radiator.

### Bedroom 2 12'0" x 7'10"



Double glazed window to front and radiator.

### Outside



Block paved courtyard with an electric roller shutter to rear providing off street parking.

### 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.

Visit [www.peterheron.co.uk](http://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

## 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

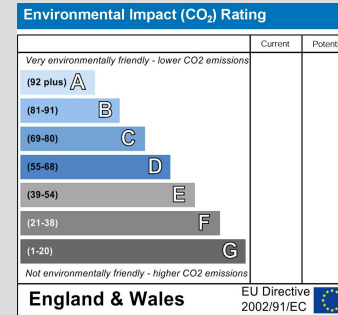
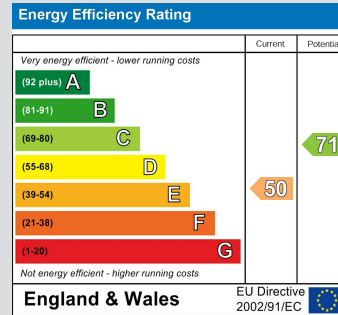
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

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