

This attractive two bedroom mid terrace bungalow is offered to let on an furnished or unfurnished basis. The accommodation is arranged all on one level and comprises living room, kitchen, bedroom and wet room and externally has gardens to the front and rear. The property is situated in popular residential area of Monkwearmouth and is ideally located for all amenities, has excellent transport links to Sunderland city centre and local road networks. Early viewing is recommended. Available immediately!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Living Room 14'5" x 10'9"

Double glazed window to front, double radiator and electric fire with feature surround.

Inner Hall

Double radiator, storage cupboard and access to loft.

Kitchen 11'3" x 11'3"

Wall and floor cupboards with working surfaces over incorporating sink and drainer unit, double cooker and extractor hood, washing machine, tiled splashbacks, double glazed window to rear, double radiator, wood effect laminate flooring, wall mounted combi boiler.

Utility

Tumble dryer and tiled flooring. Door to rear courtyard.

Bedroom 1 14'2" x 8'7"

Double glazed window, double radiator and fitted wardrobes and drawers.

Wet Room

Low level WC, washbasin and fitted overhead shower, tiled walls and floor, single radiator and double glazed window.

Outside

Garden to front and courtyard to 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 Srd

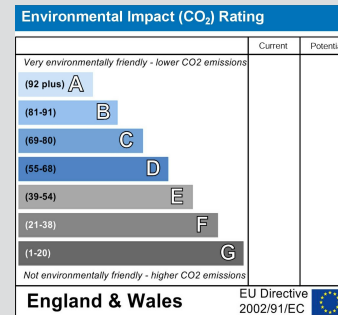
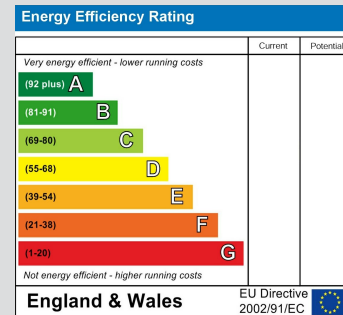
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6118 or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323

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