

Situated on this sought after street with a pleasant green outlook to the front, this well presented one bedroomed mid terraced cottage is available immediately on an unfurnished basis. The internal accommodation comprises:- entrance hall, double bedroom with fitted wardrobes, living room with feature fireplace, fitted kitchen and bathroom. Externally there is a courtyard to the rear with decked seating area. With easy access to Seaburn and Whitburn's beautiful beaches, Sunderland City Centre with excellent transport links on the doorstep. Early viewing recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

All On Ground Floor

Entrance Hall

Single radiator, wood effect laminate flooring and access to loft.

Bedroom 1 11'5" into fitted wardrobes x 10'5"



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

Living Room 15'1" into recess x 11'0"



French doors to rear courtyard, wood effect laminate flooring and gas fire with feature surround.

Kitchen 10'4" x 5'0"



Base and eye level units with working surfaces over

incorporating sink and drainer unit, integrated oven and hob, double glazed window to rear, tiled splashbacks, tiled flooring. Cupboard housing Baxi combi boiler.

Rear Lobby

Access to rear courtyard and storage cupboard.

Bathroom



Low level WC, washbasin, panel bath and separate shower cubicle, tiled walls and flooring, double glazed window and heated towel rail.

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Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Outside



Rear courtyard with decked seating area and access gate to rear lane.

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

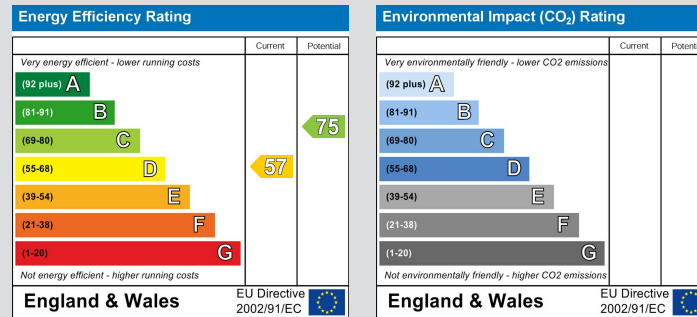
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6118 or book viewing online at peterheron.co.uk

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.



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