

This recently refurbished three bed roomed cottage is available immediately on an unfurnished basis. Internally has an entrance lobby, dining room, lounge, kitchen, bathroom and three first floor bedrooms whilst externally has courtyard to the rear. This convenient location is close to many excellent amenities including shops and schools as well as providing access to Nissan, Doxford International Business Park and Sunderland City Centre and provides links to excellent road connections including the A19.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Lobby

Staircase to first floor.

### Dining Room 13'2" x 10'9"



Double glazed window to front, double radiator and wood effect laminate flooring, opening through to

### Lounge 16'6" into recess x 14'8"



Double glazed window to rear, double radiator and under-stair storage space.

### Kitchen 13'4" x 8'1"



Base and eye level units with working surfaces over

incorporating sink and drainer unit, integrated hob, plumbing for washing machine, cupboard housing combi boiler, double glazed window to rear, single radiator, breakfast bar and wood effect laminate flooring.

### Rear Lobby

Door to rear court courtyard.

### Bathroom



Low level WC, washbasin and panel bath with overhead shower, tiled walls, single radiator, and double glazed window.

### First Floor Landing

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

**Bedroom 1 11'1" x 11'4"**



Velux windows and double radiator.

**Bedroom 2 11'1" x 6'2"**



Double glazed window and radiator.

**Bedroom 3 8'3" x 7'8"**



Double glazed window and radiator.

**Outside**



Enclosed rear courtyard with timber gate to rear lane.

**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.

**Lettings Important Notice**

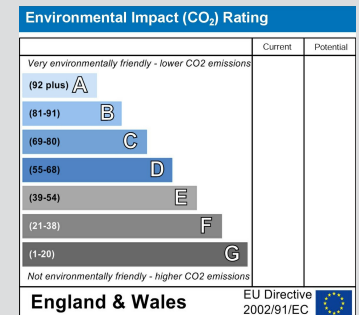
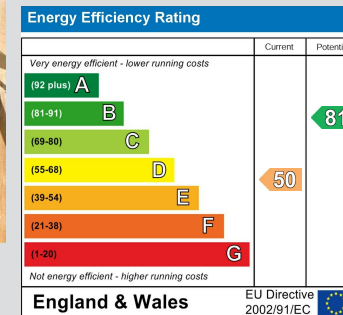
We endeavor to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes 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 contact our Fawcett Street branch on 0191 510 6114 or book viewing online at peterheron.co.uk

**Opening Times**

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



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