













This 3 bedroom semi detached home is available end of November on an unfurnished basis. The well presented accommodation is arranged over two floors and comprises entrance hall, lounge , dining room, kitchen, 3 bedrooms and a bathroom all benefiting from UPVC double glazing and gas central heating. Externally there are gardens to the front and rear. The property is conveniently located in the popular residential area of Redhouse and located near to excellent amenities, close to schools and boasts excellent transport links to Sunderland City Centre. Available end of November.



# MAIN ROOMS AND DIMENSIONS

## Entrance Hall

Staircase to First floor, UPVC double glazed window and radiator.

## Living Room 14'4" x 10'8"

Designer radiator, UPVC double glazed window, electric fire and wood surround.

## Dining Room 9'4" x 10'4"

Double glazed window and double radiator.

## Kitchen 10'2" x 9'5"

Low Level fitted unit, wall units, stainless steel sink and mixer tap and radiator.

## Bedroom 1 10'0" x 14'8"

UPVC Double glazed window and double radiator.

## Bedroom 2 10'7" x 10'6"

UPVC Double glazed window and radiator.

## Bedroom 3 7'8" x 10'4"

UPVC Double glazed window and radiator.

## Bathroom

Low level bath, W/ C, vanity sink and tiled walls.

## Outside

Generous gardens to the rear.

## Council Tax

The Council Tax Band is Band A

## Movein Costs

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

## Lettings Important Info.

We endeavour 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

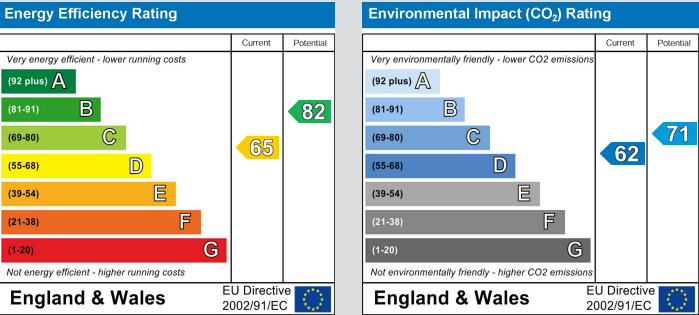
the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of 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.

## Ombudsman Lett

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

## Lettings Viewing Appointment

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.



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