









This attractive three bedroomed mid town house is really not to be missed. The well presented accommodation spans over two floors and comprises: Entrance hall, lounge, dining room, kitchen, three bedrooms and bathroom, all with the benefit of UPVC double glazing and gas central heating. Externally there are enclosed gardens to the front and rear along with secure off-street parking. Situated in the popular area of Town End Farm, the property is close to all local amenities, excellent transport links to Sunderland City Centre and local road networks. Available from September 2025 on an unfurnished basis.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed entrance door.

Entrance Hall

Stairs to first floor and radiator.

Lounge 13'9" x 11'8"

UPVC double glazed bow window to the front, feature fire, radiator and archway leading to the dining room.

Dining Room 8'11" x 8'8"

UPVC double glazed window to the rear and radiator.

Kitchen 8'8" x 7'8"

Fitted with a range of wall and base units, worktops, inset sink, splashback tiling, gas hob, electric oven, extractor fan, space and plumbing for automatic washing machine, UPVC double glazed window to the rear, UPVC double glazed door leading to the garden.

First Floor Landing

Loft access.

Bedroom 1 14'1" x 9'1"

UPVC double glazed window to the front and radiator.

Bedroom 2 9'2" x 8'7"

UPVC double glazed window to the rear and radiator.

Bedroom 3 7'8" x 6'5"

UPVC double glazed window to the front and radiator.

Bathroom 7'8" x 5'6"

Fitted with a white suite comprising: bath with shower over, WC, wash hand basin, part wall tiling, UPVC double glazed window to the rear and radiator.

Outside

To the front of the property there is an enclosed garden which is mainly laid to lawn with pathway leading to the front door.

To the rear of the property it is mainly laid to lawn with patio area, driveway and brick built store.

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

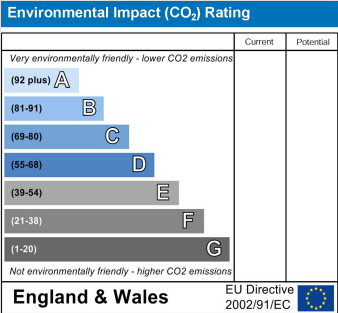
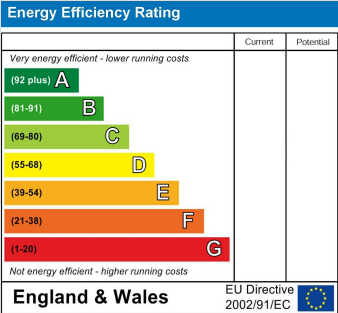
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

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 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