









Two bedroomed spilt level mid-terraced cottage available immediately on an unfurnished basis. The accommodation is arranged over two levels and comprises entrance hall, lounge, bedroom, breakfast room, kitchen, first floor bedroom and bathroom all benefiting from gas central heating. The landlord will be fitting new flooring in rooms prior to tenancy commencing. Externally there is an enclosed courtyard to the rear yard with roller shutter providing secure off street parking. Situated in the popular residential area of Barnes, ideally located for all amenities, excellent transport links to Sunderland City Centre and local road networks.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite door into hall.

Entrance Hall

Stairs to first floor and leading into Kitchen/Diner

Lounge 14'5" x 14'4"



Double glazed bay window front, feature fireplace and radiator.

Bedroom 1 12'7" x 11'10"



Double glazed window to rear and double radiator.

Breakfast Room 12'1" x 10'7"



Radiator, storage cupboard, UPVC double glazed French doors to rear. Open plan into kitchen.

Kitchen 10'5" x 5'8"



Range of wall and base units with work surfaces over

incorporating 1 1/2 bowl sink and drainer, mixer tap, double glazed window to rear, space for fridge freezer and washing machine. Integrated oven, electric hob and cooker hood.

First Floor Landing

Bedroom 2 11'5" x 9'5"



Double glazed window rear, radiator, built in storage cupboards.

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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

Bathroom



Low level WC, washbasin and bath with shower tap, frosted window and radiator.

Outside



Forecourt to front, enclosed courtyard to the rear with roller shutter providing off street parking. Basement storage.

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.

Council Tax Band

The Council Tax Band is Band B.

Move In Costs

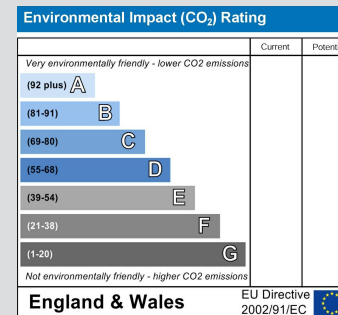
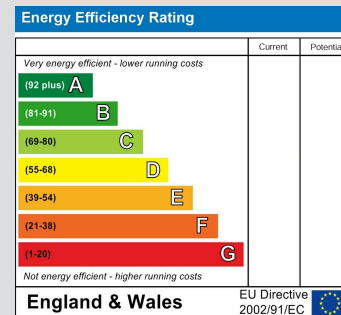
Before moving in you will need to pay one month's rent and a bond equal to a months rent.

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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