









This beautifully presented three bedroom mid link villa is available immediately on an unfurnished basis. The accommodation is arranged over two floors and comprises entrance porch, living room, kitchen, utility, three first floor bedrooms and a bathroom with a useful loft space. Externally there are a garden to the front and enclosed paved garden to the rear. Situated overlooking a grassed area on the popular Fairlands Estate, the property is close to all local amenities, has excellent transport links to Sunderland city centre and local road networks.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch

UPVC double glazed windows and inner door leading into

Living Room 15'11" x 14'6"



UPVC double glazed window to front, column radiator and electric fireplace with feature surround.

Rear Hall

Staircase to first floor, radiator, LVT wood effect flooring and storage cupboard.

Kitchen 12'4" x 8'8"



Base and eye level units with wood work surfaces over incorporating ceramic sink, integrated Smeg and cooker with 5 burner gas hob and extractor fan, integrated

dishwasher, UPVC double glazed window, understairs storage cupboard, LVT wood effect flooring,

Utility 10'3" x 7'2"



Work top surfaces with space below, door to rear garden.

First Floor Landing

Bedroom 1 14'0" x 9'1"



UPVC double glazed windows, radiator and fitted wardrobes and drawers.

Bedroom 2 8'2" x 8'9"



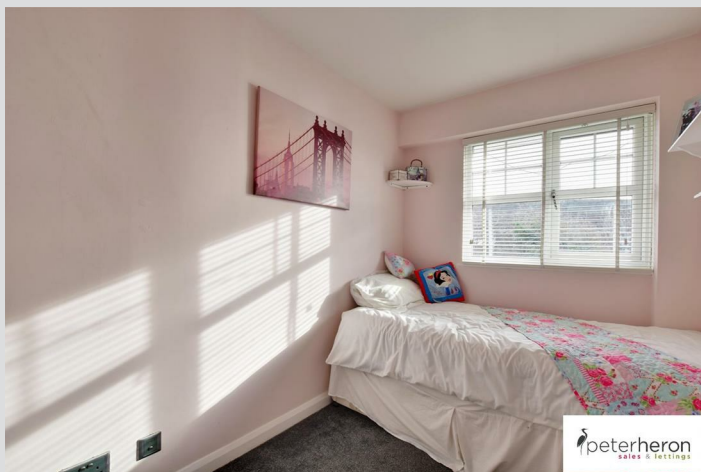
UPVC double glazed window, radiator and storage cupboard.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 10'5" x 6'5"



UPVC double glazed window and radiator. Access to loft.

Bathroom



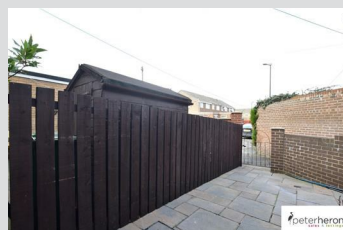
Low level WC, washbasin vanity unit and panel bath with overhead shower and glass screen, tiled walls and flooring, chrome heated towel rail and UPVC double glazed window.

Loft Space



Sky light and recently installed Main Echo combi boiler.

Outside



Gardens to the front and a paved garden to the rear.

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.

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

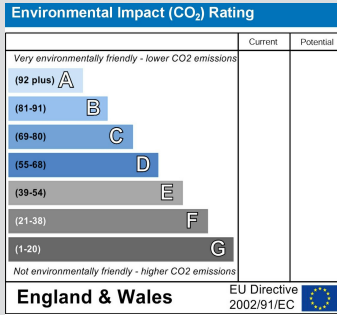
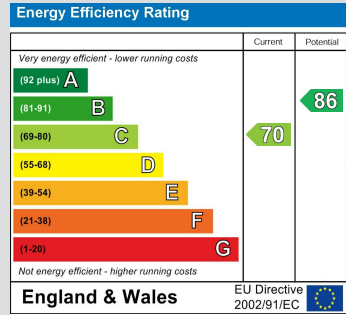
Ombudsman

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

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