









This delightful, newly refurbished, unfurnished three bedroom mid terrace house is available immediately. Providing easy access to local amenities, Sunderland City Centre and to Sunderland Royal Hospital and as well as offering excellent transport links. Internally the comprises entrance hall, lounge, dining room, breakfasting kitchen, three bedrooms and a bathroom. Externally there is a forecourt to the front and a good sized enclosed courtyard to the rear. Immediate internal inspection highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door to

Entrance Hall



Radiator, stairs to first floor and doors to

Lounge 14'6" x 11'9"



Double glazed bay window to the front and a double radiator.

Dining Room 15'7" x 11'10"



Double glazed box bay window to the rear and a radiator.

Breakfasting Kitchen 25'5" x 7'4"



Range of modern wall and base units with counter tops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated appliances include an oven, electric hobs

and a extractor fan. Space provided for the inclusion of a fridge freezer and a washing machine, double glazed window, UPVC door to the rear, radiator and a storage cupboard.

First Floor Landing

Bedroom 1 13'3" x 10'7"



Double glazed window to the rear and a radiator.

Bedroom 2 12'2" x 8'2"



Double glazed window to the front, radiator and two storage cupboards.

Bedroom 3 8'11" x 8'4"



Double glazed window to the front and a radiator.

Bathroom



Low level WC, wash hand basin and bath with overhead shower, 2x double glazed windows and a radiator.

Outside



Low maintenance block paved rear garden.

Council Tax

The Council Tax Band is Band B.

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.

Lettings Viewing Appointment

To arrange an appointment to view this property please complete an online viewing request and await a response. Please note, we do not offer properties to be taken unseen

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MAIN ROOMS AND DIMENSIONS

and you must view the property before being considered for an application.

Movein Costs

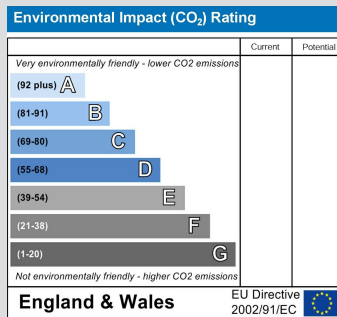
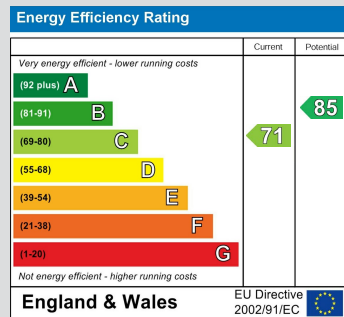
Before moving in you will need to pay one month's rent and a bond equal to a months rent.

Ombudsman

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

Opening Times

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



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