









This two bedroom mid cottage is offered for let on an unfurnished basis and really must be viewed. The beautifully presented accommodation is arranged over two floors and comprises entrance vestibule, entrance hall, two bedrooms, lounge, kitchen, rear hall and bathroom all benefiting from UPVC double glazing, gas central heating and security alarm system. Externally there is an enclosed courtyard to the front and an enclosed yard to the rear. The property is situated in the popular residential area of Fulwell and is just a short walk away from the shops and cafés on Sea Road, close to good schools and boasts excellent transport links to Sunderland city centre and wider road networks. Early viewing is recommended to avoid disappointment as we anticipate demand to be high. Available April! EPC - Rating E.

MAIN ROOMS AND DIMENSIONS

Ground Floor

With UPVC double glazed door leading to:

Entrance Vestibule

With half timber and half glazed door leading to:

Entrance Hall

With radiator, laminate flooring.

Bedroom One 14'7" x 11'5"



With UPVC double glazed bay window to the front, radiator.

Bedroom Two 11'2" x 6'9"

With UPVC double glazed window to the rear, radiator.

Lounge 14'7" x 9'6"



With electric fire and feature fireplace surround, UPVC double glazed window to the rear, built in storage cupboard, radiator.

Kitchen 8'10" x 5'10"



Fitted with wall and base units, worktops, inset sink, gas hob, electric oven, extractor fan, UPVC double glazed window to the side, wall mounted gas central heating boiler.

Rear Hall

With UPVC double glazed door leading to outside, radiator.

Bathroom 6'0" x 5'9"



With bath and mixer shower over, w.c., wash hand basin, wall tiling, floor tiling, ladder radiator, UPVC double glazed window to the side.

Outside

To the front of the property there is an enclosed courtyard. To the rear of the property there is an enclosed yard.

Council Tax

The Council Tax Band is Band A.

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 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 month's rent.

Ombudsman

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

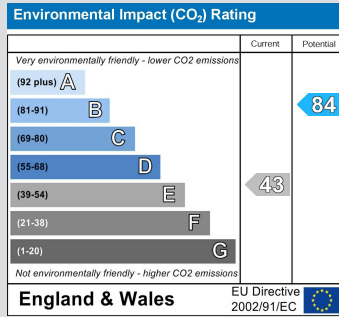
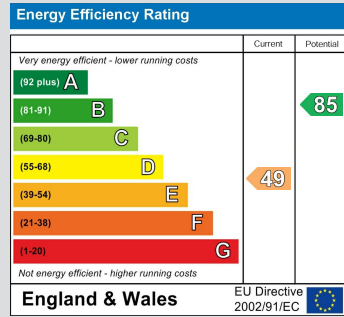
Opening Timess

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

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

MAIN ROOMS AND DIMENSIONS



Visit www.peterheron.co.uk or call 0191 510 3323