

Tucked away on a very quiet street and fronting onto Thompson Park with wonderful Fulwell Mill views in the distance, this surprisingly spacious three bedroom and two reception room mid terraced home with a south facing courtyard to the rear and garage with remote control door, offers comfortable living accommodation.

Comprising reception hall, lounge, dining room, fitted kitchen, bathroom and three first floor bedrooms, the property benefits from gas central heating and UPVC double glazing.

Walking distance from Southwick Green and Sea Road shopping centres, the property is also well placed for the local Metro station, schools, the coast and Sunderland City centre. Available Immediately!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Double glazed Composite door to reception hall.

## Reception Hall

Single radiator, wood effect laminate flooring, door to dining room.

## Dining Room 16'2" x 11'9"

Maximum dimensions into stairwell and cupboards to alcoves housing wall mounted gas combination boiler serving hot water and radiators, single radiator, turned staircase, UPVC double glazed window to rear.

## Lounge 12'6" x 11'8"

UPVC double glazed window to front, single radiator, wood effect laminate flooring, fireplace with Resin surround, marble insert and hearth.

## Kitchen 11'10" x 8'9"

Good selection of contemporary design base and eye level units with marble effect working surfaces and tiled splashbacks incorporating a single drainer stainless steel sink unit with pedestal mixer tap, integrated appliances include a gas hob with tempered glass splashback and fan assisted electric oven whilst space has been provided for fridge freezer and plumbing for automatic washing machine, and dishwasher. UPVC double glazed window to side, UPVC double glazed door, wood effect vinyl flooring, single radiator, UPVC liend ceiling.

## Bathroom

Low level WC, pedestal washbasin and panel bath with overhead shower - white suite with walland floor tiles, UPVC lined ceiling, single radiator, UPVC double glazed window to side.

## First Floor Landing

Single radiator, serving bedroom 1.

## Bedroom 1 (front) 14'4" x 9'1"

UPVC double glazed window to front with wonderful views overlooking Thompson Park with Fulwell Mill beyond, single radiator.

## Bedroom 2 6'0" x 15'7"

UPVC double glazed window to rear, double radiator.

## Bedroom 3 (rear) 6'1" x 12'8"

UPVC double glazed window to rear, built in cupboard.

## Outside

Enclosed courtyard to the rear with southerly aspect capturing the sunshine all day long leading to a garage with remote control roller shutter door.

## Council Tax Band

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

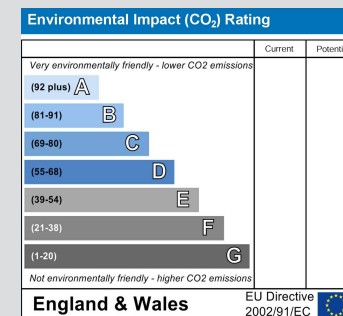
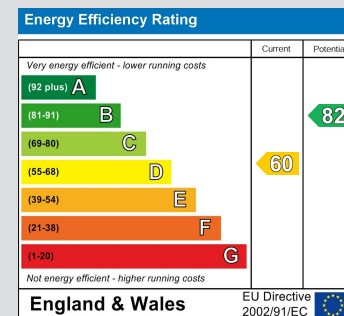
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## Opening Times

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

## Ombudsman Lett

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



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