









A surprisingly spacious three bedroomed mid terraced home available immediately on an unfurnished basis, the property offers pleasant living accommodation. Internal accommodation is arranged over two floors and includes a lounge, dining room, kitchen, ground floor bathroom and three first floor bedrooms. Features of note include gas central heating and UPVC double glazing and an enclosed courtyard to the rear provides secure off street parking accessed via an up and over door. Located towards the top end of Warwick Terrace just a short walk from Sunderland tennis Centre, Sainsburys and Homebase, the property enjoys a central position set midway between the City Centre, A19 and Doxford International Business park. Available now. EPC Rating - E

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Reception Hall

Double radiator, door through to

Inner Hall

Shelved storage cupboard.

Lounge 12'2" x 14'7"



Living flame gas fire, UPVC double glazed window to front, double radiator. Double part glazed doors to

Dining Room 12'2" x 13'8"



Contemporary style fireplace, turned spindle balustrade staircase, UPVC double glazed window to rear elevation, double radiator.

Kitchen 8'1" x 11'4"



Wall and floor cupboards with stone coloured working surfaces, single drainer 1 ½ bowl sink unit plus mixer taps, electric hob with overhead extractor hood, built under electric oven, space and plumbing for washing machine, space for fridge freezer, wall mounted gas combination boiler serving hot water and radiators, UPVC double glazed window to side, tiled splashback, vinyl flooring.

Rear Lobby

Single door leading out into rear courtyard.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin and bath - attractive white suite with part tiled walls, vinyl flooring, UPVC double glazed window to side elevation, extractor unit, double radiator.

First Floor Landing

Double radiator and access point to loft.

Bedroom 1 (front) 11'1" x 12'5"



Maximum measurements into alcoves, UPVC double glazed window to front, double radiator.

Bedroom 2 (rear) 12'1" x 15'4"



UPVC double glazed window to rear, double radiator.

Bedroom 3 (front) 9'0" x 7'3"



UPVC double glazed window to front, double radiator.

Outside

Forecourt to front, enclosed courtyard to rear with secure off street parking accessed via up and over door.

Council Tax Band

The Council Tax Band is Band A.

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 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

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MAIN ROOMS AND DIMENSIONS

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 Arrangements

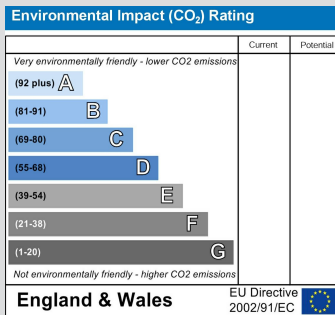
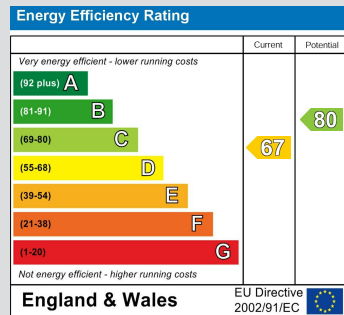
To arrange an appointment to view this property contact us on 0191 5103323, Option 2 or book a viewing online at peterheron.co.uk

Ombudsman let

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

Opening Hours let

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm



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