









An attractive and well-maintained two bedroom mid terrace cottage, available now. Internally the accommodation is all on the ground floor level and comprises:- hall, lounge, modern fitted kitchen, shower room and two bedrooms. Features of the property include double glazed windows, gas central heating to radiators and a yard to the rear. This convenient location is close to local amenities as well as offering easy access to the City Centre and surrounding areas.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC entrance door.

Entrance Hall

Lounge 10'8" x 14'6"



Double glazed window to rear, feature fireplace and radiator. Doors to bedroom two and kitchen.

Kitchen 6'4" x 12'9"



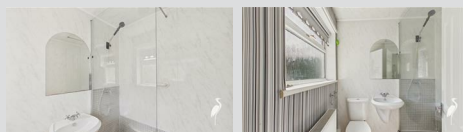
Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hob and hood, microwave and fridge freezer, space provided for a washing machine. Double radiator, Double glazed window to rear and open into rear hall.

Rear Hall



UPVC door to rear and door to shower room.

Shower Room



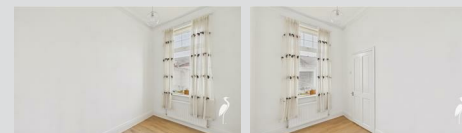
Low level WC, washbasin and shower cubicle, double radiator and double glazed window.

Bedroom 1 13'10" x 12'11"



Double glazed bay window to front and double radiator.

Bedroom 2 6'9" x 10'11"



Double glazed window to rear and radiator.

Outside



Small forecourt area to front and a courtyard to the rear with timber access door.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council.

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

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MAIN ROOMS AND DIMENSIONS

Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Lettings Viewing

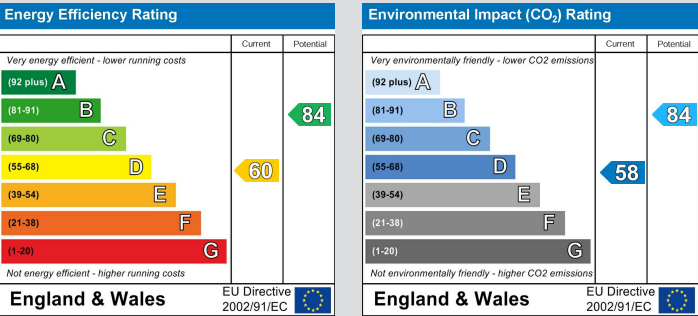
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

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.



Visit www.peterheron.co.uk or call 01915106114