









A modern three bedroom semi-detached house with a garage. The internal accommodation includes an entrance lobby, lounge and a breakfasting kitchen, whilst to the first floor there are three bedrooms and a bathroom/wc. Features of the property include a double length driveway, garage, gardens, gas central heating and UPVC double glazing. This location provides convenient access to local amenities including Pallion Road shops, Pallion Metro Station, Sunderland Royal Hospital, Sunderland University and Sunderland City Centre.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via a double glazed entrance door.

Entrance Lobby

Staircase to first floor, radiator and door to the lounge.

Lounge 13'6" x 11'10"



Double glazed bow window to the front, radiator and door to the breakfasting kitchen.

Breakfasting Kitchen 14'11" x 9'1"



Wall and base units with work surfaces over incorporating a one-and-a-half bowl sink and drainer unit. Space is provided for the inclusion of a cooker, fridge freezer and a washing machine. There's a double glazed window to the rear, door to the rear garden, wall mounted boiler, tiled flooring, radiator and a breakfast bar.

First Floor Landing

Double glazed window and a built in cupboard.

Bedroom 1 11'2" x 7'11"



Double glazed window to the front and a radiator.

Bedroom 2 11'7" x 7'10"



Double glazed window to the rear and a radiator.

Bedroom 3 7'10" x 6'9"



Double glazed window to the front and a radiator.

Bathroom



Low level WC, pedestal wash basin and a corner bath with electric shower over. There's a radiator and double glazed window.

Outside



There's a double length driveway providing off street parking and access to the attached single garage and there are gardens to both the front and rear.

Council Tax Band

The Council Tax Band is Band B

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MAIN ROOMS AND DIMENSIONS

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.

Fawcett Street Viewings

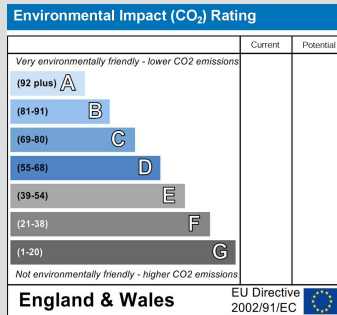
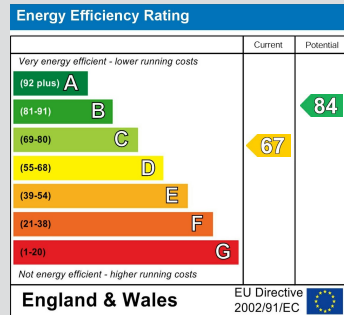
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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