

This well presented three bedroom mid terrace home is situated in a convenient locality walking distance from urban amenities. Internal accommodation comprises lounge, kitchen/diner, ground floor bathroom and three first floor bedrooms whilst externally there is an enclosed courtyard off street parking to the rear. Benefiting from gas central heating and UPVC double glazing, the property sits along this small street and is within easy reach of the coast, Sunderland City Centre and A19. Available immediately on an unfurnished basis, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall

Storage cupboard.

Lounge 17'0" x 13'1"

Double glazed window to front, double radiator, electric fire and stairs to first floor. Opening to kitchen/diner.

Kitchen/Diner 15'9" x 6'2"

Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven and electric hob. Space for washing machine. Double glazed window to rear and opening to rear hall.

Rear Hall

Providing space for fridge freezer, wall mounted boiler, UPVC door to rear and door to bathroom.

Bathroom

Low level WC, washbasin and bath with shower over, chrome heated towel rail and double glazed window to rear rear.

First Floor Landing

Double glazed window to front and radiator.

Bedroom 1 10'5" x 9'10"

Double glazed window to front and radiator.

Bedroom 2 9'9" x 6'11"

Double glazed window to rear and radiator.

Bedroom 3 13'2" x 6'2"

Double glazed window to rear and radiator.

Outside

Low maintenance rear courtyard.

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

Lettings Viewing

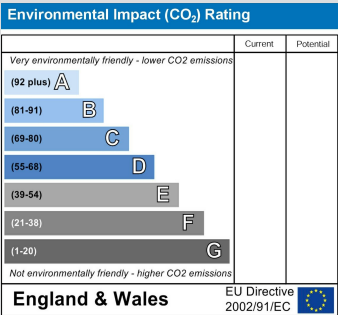
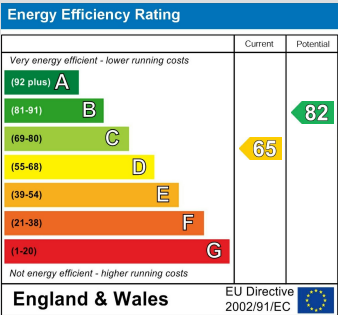
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

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 0191 510 3323

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