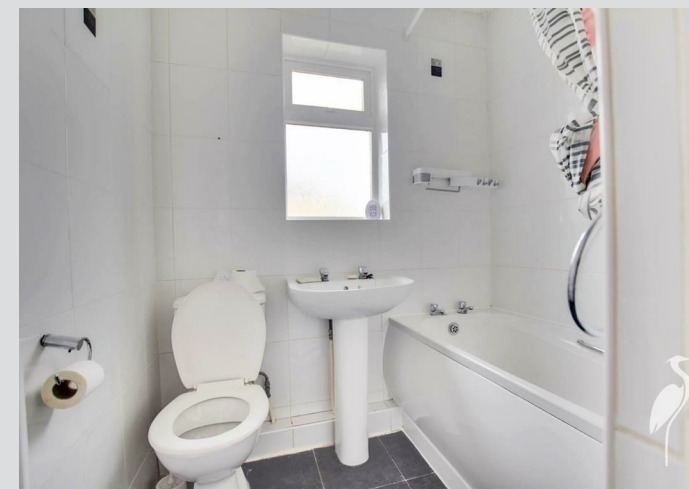










Available from mid September 2026.

Situated in a small private cul-de-sac this terraced property is available on an unfurnished basis. Comprising of a lounge and new kitchen, two first floor bedrooms and a bathroom. Economical to run the property benefits from UPVC glazing and gas central heating. Externally there is a driveway providing off street parking to the front, with a secluded yard to the rear. Enjoying a quiet yet convenient position within walking distance to Pallion Road, Hylton Road, Sunderland Royal Hospital, Pallion Metro System and University Precinct, whilst the City Centre and A19 are nearby.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch

Lounge 14'4" x 11'8"



UPVC window to front, feature fireplace and stairs to first floor landing.

Kitchen 11'8" x 6'4"



Wall and base units with worktops over incorporating sink and drainer unit, integrated oven and hob, UPVC window and door to rear.

First Floor Landing

Bedroom 1 11'1" x 8'5"



UPVC window to front, built-in wardrobes and single radiator.

Bedroom 2 9'8" x 5'4"



UPVC window to front and single radiator.

MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, pedestal basin and bath with overhead electric shower, radiator, storage cupboard and UPVC window to rear.

Outside

Driveway to front providing off-street parking and garden to the rear.

Council Tax Band

The Council Tax Band is Band A.

Movein Costs

Before moving in you will need to pay one month's rent and a bond equal to a months rent.

Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of

particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

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.

Opening Times

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

Ombudsman Let

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

