













This beautifully presented two bedroom mid cottage has a light and airy feel throughout and must be viewed to appreciate the standard of accommodation on offer. Comprising entrance hall, lounge, kitchen, utility, 2 bedrooms and a bathroom and externally there is an enclosed yard to the rear with a detached garage. Situated in the popular residential area of Monkwearmouth the property is just a short walk away from the Stadium Of Light Metro stop and Tesco, ideally located for all amenities and has excellent transport and road links. Available immediately on an unfurnished basis.

# MAIN ROOMS AND DIMENSIONS

## All On Ground Floor

Entrance via UPVC door into

## Entrance Hall

Doors to bedroom 1 and Lounge.

## Lounge 14'0" x 10'4"



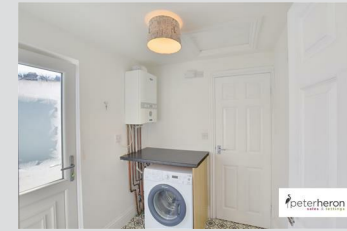
Double radiator, double glazed window to the rear and doors to the kitchen and bedroom 2.

## Kitchen 14'7" x 6'0"



Range of base units with wood effect countertops over incorporating a 1 1/2 bowl sink and drainer with mixer tap. Integrated appliances include oven and electric hobs with extractor fan, space provided for dishwasher. Double glazed box bay window to the rear, and door to utility.

## Utility 6'0" x 6'5"



Wall mounted boiler, access hatch to loft, space and plumbing for washing machine. UPVC door to rear and door to bathroom.

## Bathroom



Low level WC, hand wash basin and bath with shower tap, double radiator and two double glazed frosted windows to the rear.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **0191 510 3323**

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 13'11" x 13'5"



Double bedroom with double radiator and double glazed window to the front elevation.

## Bedroom 2 14'1" x 6'7"



Double radiator and double glazed window to the rear elevation.

## Outside



Low maintenance courtyard to the rear with detached garage.

## 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 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

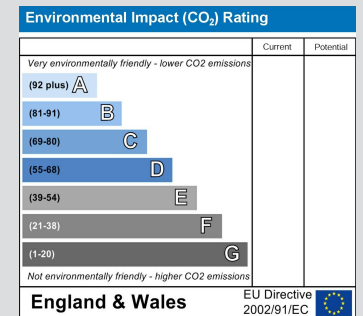
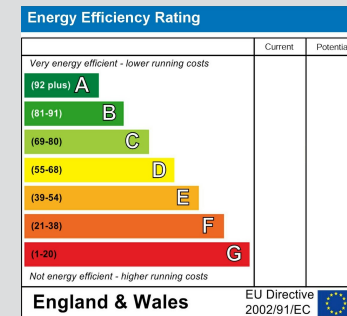
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## Opening Times

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

## Ombudsman Fst

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



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