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Kingsway Road, Downhill, Sunderland

£695 PCM













Sitting in a very desirable position on the periphery of the estate and on a quiet pedestrianised walkway, this 3 bedroom mid terraced home offers comfortable accommodation. Internal accommodation comprises reception hall, lounge, dining room, 3 bedrooms and a wet room, whilst externally there are lawned gardens to the front and an enclosed garden to the rear. Benefitting from gas central heating and UPVC double glazing, the property is available now.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

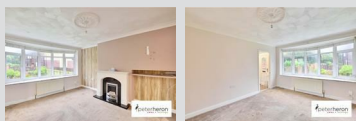
Accessed via an entrance door.

### Entrance Hall



Staircase to first floor landing, radiator and under stairs storage cupboard.

### Lounge 13'7" x 11'10" into recess



Double glazed window to the front, radiator, covered cornicing, gas fire place and open into the dining room.

### Dining Room 8'10" x 9'10"



With a radiator, double glazed patio doors to the rear garden and covered cornicing.

### Kitchen 8'9" x 7'7"



Fit with base an eye level units with work surfaces over incorporating a sink and drainer unit. There's a double glazed window to the rear, door to the rear garden, radiator, tiled splashbacks and tiled flooring.

### First Floor Landing

Access to the loft via a ceiling hatch.

### Bedroom 1 12'8" x 10'0" into fitted wardrobes.



Double glazed window to the front, radiator, covered cornicing and fitted wardrobes.

### Bedroom 2 10'1" x 10'0"



Double glazed window, coved cornicing, fitted wardrobes housing the central heating boiler and a radiator.

### Bedroom 3 7'9" x 9'9"



Double glazed window, covered cornicing and a radiator.

### Wetroom/WC



Fit with a low level WC, pedestal wash basin and a walk in shower. There's a double glazed window.

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# MAIN ROOMS AND DIMENSIONS

## Outside



To the front there is a lawned garden whilst to the rear there is a garden laid mainly to lawn with established planting and a storage shed.

## 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.

## Sea Road Viewings

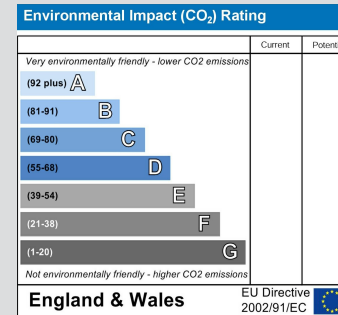
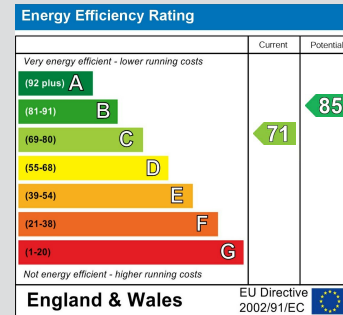
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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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