









AVAILABLE JUNE 2025! This beautifully presented larger style three bedroom mid terraced home with the added bonus of secure off street parking to the gardens to the rear, offers an excellent opportunity to those who wish to live in this extremely popular suburb set along the A19 corridor making it perfect for Nissan, Doxford International and Amazon. Within easy reach of the City Centre and Coast, the property is well presented with tasteful internal décor throughout.

Accommodation includes reception hall, lounge, open plan kitchen/diner, three well proportioned bedrooms and a bathroom whilst gardens to the front are accompanied by spacious gardens to the rear with double gates providing access to a driveway offering secure parking.

Benefiting from gas central heating, UPVC double glazing the property is within walking distance of all local amenities and is sure to command a huge amount of interest therefore immediate internal inspection is highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Hall

Stairs to first floor, tiled flooring and double radiator.

Lounge 13'3" plus bay x 13'8"

Double glazed bay window to front, understairs storage and gas fireplace.

Kitchen/Diner 17'0" x 8'7"

Wall and base units with working surfaces over incorporating sink and drainer unit, integrated oven and hob with extractor over, integrated washing machine, integrated fridge freezer, double radiator, tiled flooring with under floor heating, cupboard concealing Ideal Logic combi boiler, double glazed window to rear and French doors to rear garden.

First Floor Landing

Access to loft with pull down ladders.

Bedroom 1 14'1" x 9'1"

Double glazed window and single radiator.

Bedroom 2 8'7" x 9'2"

Double glazed window and double radiator.

Bedroom 3 7'8" x 9'6"

Double glazed window and single radiator.

Bathroom

Low level WC, washbasin and bath with overhead shower and glass screen, heated towel rail, double glazed window, tiled walls and flooring.

Outside

Block paved forecourt to front and to the rear garden artificial lawn and timber decked seating area with timber shed. Off Street parking within the rear garden via timber gates.

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 Arrangements

To arrange an appointment to view this property contact us on 0191 5103323, Option 2 or book a viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

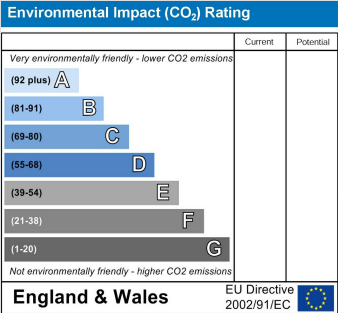
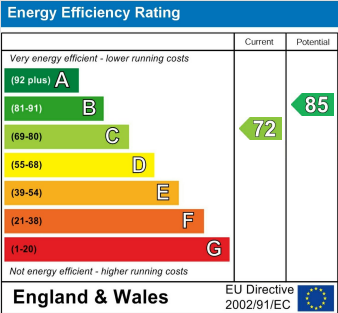
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Council Tax

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.



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS