









We are delighted to offer this well presented two bedroom terraced house to the rental market. Available on a part furnished basis, arranged over two floors and comprises entrance vestibule, entrance hall, lounge, dining room, kitchen and two bedrooms all benefiting from gas central heating and UPVC double glazing. Externally there is an enclosed yard to the rear, leading to an outhouse and garage with roller shutter door. Situated in the sought after suburb of Fulwell, ideally located for local amenities, just a short walk away from the shops and cafes on Sea Road and close to excellent schools. Fantastic transport links to Sunderland City centre and local road networks. Early viewing is recommended to avoid disappointment. Available from June 2025.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Vestibule

Entrance Hall



Stairs to first floor.

Living Room 12'4" x 15'1"



UPVC double glazed window to front, radiator, feature fireplace

Dining Room 12'4" x 14'9"



UPVC double glazed French doors leading to outside,

internally the room is large, with lots of natural light, open plan leading to Kitchen

Kitchen 7'3" x 11'8"



Fitted with a range of wall and base units, wooden worktops, inset sink, dishwasher, fridge freezer, oven, extractor fan and radiator, tiled floor

Utility Room



Plumbing for Washing Machine

First Floor



Stairs leading to First Floor Landing leading to

Bedroom 1 15'8" x 15'1"



UPVC double glazed window to front and radiator, feature fire place for decorative purposes only

Bedroom 2 8'5" x 14'9"



UPVC double glazed window to rear and radiator, feature fireplace for decorative purposes only

Bathroom 7'3" x 8'7"



WC, washbasin and modern shower, tiled walls, UPVC double glazed window to rear, tiled floor and radiator.

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

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MAIN ROOMS AND DIMENSIONS

Outside



Enclosed courtyard with access to garage.

Council Tax

The Council Tax Band is Band B

Lettings Important Information

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 Appointment

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.

Move in Costs

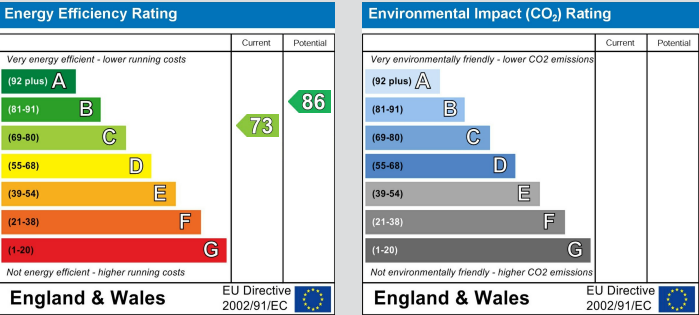
Before moving in you will need to pay one month's rent and a bond equal to a months rent.

Ombudsman

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

Opening Times

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



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