









Peter Heron are delighted to offer this three bedroom mid terraced property to the rental market. Property is offered for let on an unfurnished basis. The well appointed accommodation is arranged over two floors and comprises; Entrance vestibule, entrance hall, lounge, dining room, kitchen, inner hall, ground floor bathroom, three bedrooms and cloakroom to the first floor all benefitting from UPVC double glazing and gas central heating. Externally there is an enclosed yard to rear providing secure off street parking. Property is situated in the sought after suburb of Fulwell and is just a short walk away from the shops and cafes at sea road, close to good schools and is ideally located for all amenities and boasts excellent transport links to Sunderland City Centre and local road networks, available end of November 2025.

MAIN ROOMS AND DIMENSIONS

Entrance Vestibule

UPVC double glazed entrance door, timber glazed door leading to the entrance hall.

Entrance Hall

Radiator and laminate flooring.

Lounge 17'11" x 12'6"

UPVC double glazed window to front, radiator, electric fire and feature fireplace surround and laminate flooring.

Dining Room 14'4" x 12'9"

Radiator and laminate flooring.

Kitchen 6'7" x 7'1"

Fitted with a range of wall and base units, worktops, inset sink, gas hob, electric oven, extractor fan, integrated dishwasher, integrated washing machine, radiator, UPVC double glazed window to the rear, velux window and tiled floor.

Inner Hall

UPVC double glazed door leading to outside.

Bathroom 7'5" x 5'6"

Bath with mixer shower over, WC, wash hand basin, UPVC double glazed window to the side and radiator.

First Floor Landing

Loft access.

Bedroom 1 14'2" x 11'0"

UPVC double glazed window to the rear, radiator and built in storage cupboard.

Bedroom 2 12'4" x 10'1"

UPVC double glazed window to the front and radiator.

Bedroom 3 8'1" x 7'1"

With velux window and radiator.

Cloakroom

WC, vanity wash hand basin and radiator.

Outside

To the rear of the property there is an enclosed yard with electric roller shutter door providing secure off street parking.

Important Notice

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 advisors 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 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 Hours

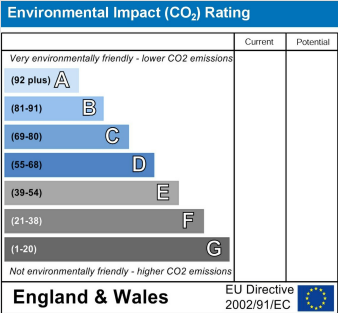
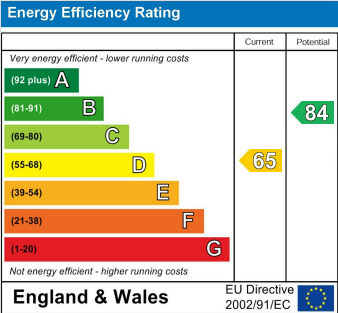
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 1.00pm

Ombudsman let

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

Move in Charges

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