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sales & lettings

Eastbourne Square, Carley Hill, Sunderland

£850 PCM

Situated within the ever-popular and well-established area of Carley Hill, this attractive three-bedroom semi-detached property on Eastbourne Square offers a fantastic opportunity for those seeking modern living in a convenient residential location. The internal accommodation is well laid out and comprises a welcoming entrance hall leading through to a spacious and comfortable lounge. The heart of the home is the contemporary dining kitchen. Completing the ground floor is a well-appointed bathroom. To the first floor are three well-proportioned bedrooms, each offering good natural light and flexibility for use as bedrooms, home office space or guest accommodation. Externally, the property benefits from an excellent outdoor space. The home is well positioned close to local amenities, reputable schools and transport links, making it a practical and appealing choice for a wide range of tenants.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via composite entrance door into

Entrance Hall

Stairs to first floor, double radiator and door to Lounge.

Lounge 12'2" x 11'9"

Double glazed window to front elevation, feature fireplace and radiator. Open plan into Dining Kitchen.

Dining Kitchen 19'6" x 10'6"

Range of modern wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated oven, fridge freezer and washing machine. Double radiator, double glazed windows and UPVC French patio doors to rear.

First Floor

Landing with access hatch to loft and doors to

Bedroom One 13'10" x 9'4"

Double glazed window to front and double radiator.

Bedroom Two 11'6" x 8'11"

Double glazed window to rear and double radiator.

Bedroom Three 10'9" x 10'0"

Double glazed window to front, double radiator and built in storage.

MAIN ROOMS AND DIMENSIONS

Bathroom

Modern bathroom featuring a bath with waterfall shower over, low level wc and hand wash basin set into vanity unit. Chrome heated towel rail and double glazed window to rear.

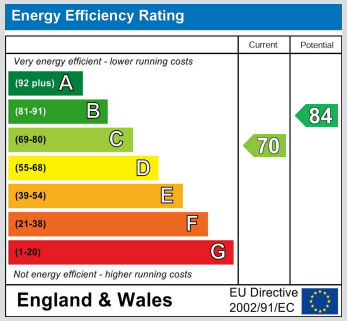
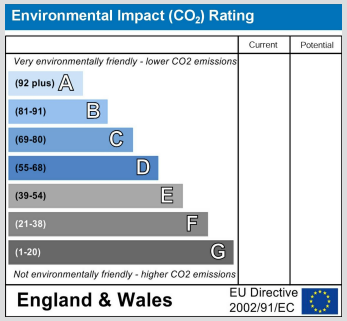
Outside

Generously sized, convenient rear courtyard providing off street parking and benefitting from an outhouse. Spacious, lawned garden to front.

Council TaxBand
The Council Tax is Band A.

Lettings Important Notice
We endeavor 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.

Viewings Srd
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

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

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