

Situated in a small private cul-de-sac this terraced property is available on an unfurnished basis. Comprising of a lounge and new kitchen, two first floor bedrooms and a bathroom. Economical to run the property benefits from UPVC glazing and gas central heating. Externally there is a driveway providing off street parking to the front, with a secluded yard to the rear. Enjoying a quiet yet convenient position within walking distance to Pallion Road, Hylton Road, Sunderland Royal Hospital, Pallion Metro System and University Precinct, whilst the City Centre and A19 are nearby.

MAIN ROOMS AND DIMENSIONS

GROUND FLOOR

ENTRANCE PORCH

LOUNGE 14'4" x 11'8"



Feature fireplace, stairs to first floor landing, UPVC window to front.

KITCHEN 11'8" x 6'4"



UPVC window and door to rear. BRAND NEW MODERN KITCHEN.

FIRST FLOOR LANDING

BATHROOM



Low level WC, pedestal basin and bath with overhead electric shower, radiator, storage cupboard. UPVC window to rear.

BEDROOM 1 11'1" x 8'5"



UPVC window to front, built-in wardrobes, single radiator.

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

MAIN ROOMS AND DIMENSIONS

BEDROOM 2 9'8" x 5'4"



UPVC window to front, single radiator.

OUTSIDE

Driveway to front providing off-street parking. Secluded rear garden

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 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.

Movein Costs

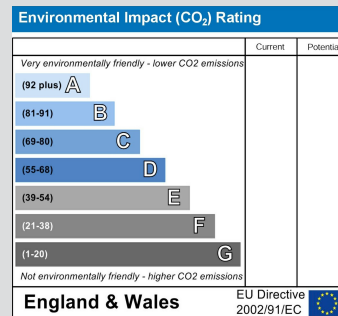
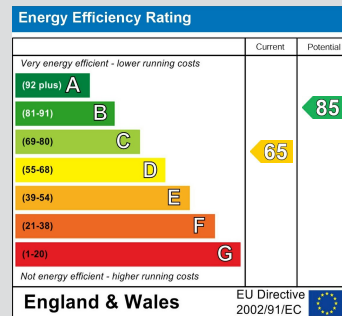
Before moving in you will need to pay one month's rent and a bond equal to a months rent.

Ombudsman Let

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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