









WE HAVE FILLED THE WAITING LIST FOR THIS PROPERTY, ANYONE ENQUIRYING FROM 24/06 WILL BE PLACED ON A RESERVES LIST.

Available Mid July on an unfurnished basis, viewings being booked 5th of July onwards.

This beautifully presented three bedroom semi detached home enjoys a lovely position in the new development of Chester Gate. Internally the accommodation includes an entrance hall, ground floor WC, living room, kitchen/diner, three first floor bedrooms, one boasting en-suite shower room and a modern family bathroom. Externally there are enclosed gardens to the front with a drive leading to garage and enclosed gardens to the rear. Convenient for an excellent range of amenities in particular the A19, Doxford International Business Park, Amazon and Nissan, the property is also within reach of Sunderland Royal Hospital and the City Centre.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall

Storage cupboard, radiator and stairs to first floor.

Lounge 16'1" x 10'2"

Double glazed window to front and radiator.

Kitchen/Diner 17'3" x 13'6"

Range of modern wall and base units with countertops over incorporating a 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hob, cooker hood and fridge freezer. Space for washing machine. Double radiator, double glazed window and UPVC French doors to rear.

Ground Floor WC

Low level WC and washbasin.

First Floor Landing

Loft access hatch 2x storage cupboards.

Bedroom 1 11'3" x 10'4"

Double glazed window to front, radiator and built in high gloss wardrobes. Door to en-suite.

En-Suite Shower Room

Low level WC, washbasin and walk in shower cubicle, heated towel rail.

Bedroom 2 10'8" x 8'11"

Double glazed window to rear, radiator and built in wardrobes.

Bedroom 3 8'1" x 7'4"

Double glazed window to rear and radiator.

Bathroom

Low level WC, washbasin and bath with shower over, double glazed window and heated towel rail.

Outside

Attractive front garden with garage and driveway providing off street parking, whilst to the rear, there is a generous lawned garden.

Council Tax Band

The Council Tax Band is Band

Move In Costs

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

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.

Lettings Viewing

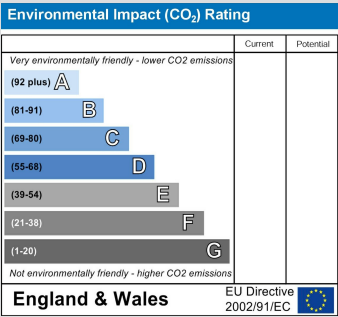
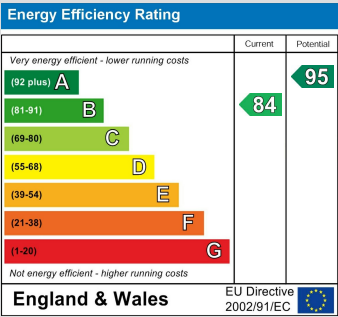
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

Opening 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.



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