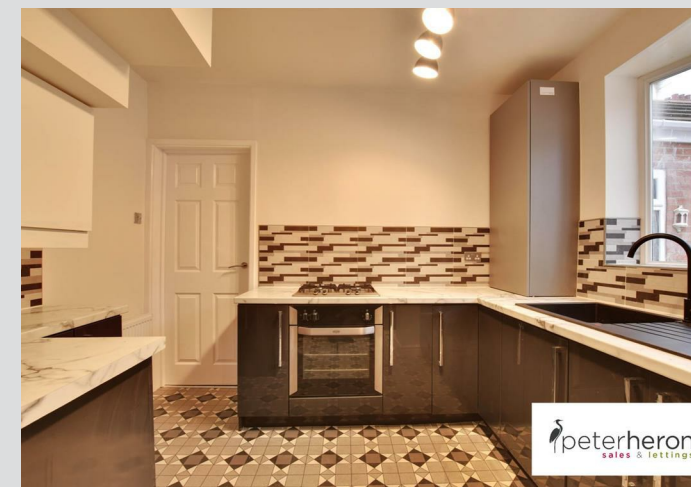










We are delighted to offer for rent this extended and beautifully presented three-bedroom semi-detached house, available Mid August 2025.

The property provides impressive accommodation, featuring an entrance porch, a welcoming hallway with staircase to the first floor, and a bright front living room with a bay window and feature fireplace. There is also a spacious open-plan lounge through to the dining room, a modern kitchen, and a convenient ground-floor shower room/WC.

Upstairs, there are three well-proportioned bedrooms and a stylish shower room/WC. Additional benefits include double glazing, gas central heating, and a floored loft space for extra storage.

Externally, the home boasts attractive, low-maintenance gardens to the front and rear. The property is ideally located close to local amenities, shops, schools, Sunderland Royal Hospital, and Sunderland University, with excellent transport links, including Pallion Metro Station and easy access to the City Centre.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door to porch.

Entrance Porch

Double glazed windows and inner door leading through to hall.

Hallway

Radiator, staircase to first floor and door through to living room.

Living Room



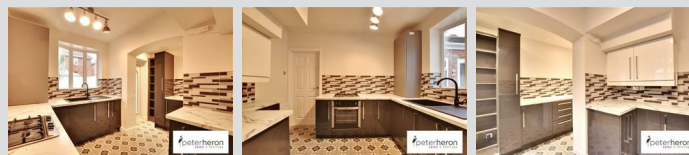
Double glazed bay window to front, radiator, feature fireplace and door through to lounge/dining room.

Lounge/Dining Room



Double glazed picture window looking into the rear garden, double glazed door to outside, radiator and internal doors to kitchen and shower room.

Kitchen



Fitted with a range of contemporary wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an oven and hob, space for fridge and washing machine, double glazed door to rear, radiator, boiler concealed within matching unit, access to lobby.

Lobby

Double glazed door to front of the property.

Shower Room



Modern suite with low level WC with concealed cistern, washbasin set into vanity unit and step in shower cubicle with mains shower over, tiled walls and floor, double glazed window.

First Floor Landing

Double glazed window to side and doors leading off to 3 bedrooms and shower room. Loft access hatch with pull down ladder to floored out loft space.

MAIN ROOMS AND DIMENSIONS

Bedroom 1



Double glazed bow window to front

Bedroom 2



Double glazed window to rear

Bedroom 3

Double glazed window to front

Shower Room



Low level WC, pedestal washbasin and step in shower cubicle with mains shower, chrome ladder style radiator and double glazed window.

Outside



Attractive low maintenance gardens to the front and rear.

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.

Council Tax

The Council Tax Band is Band A

Lettings Viewing Appointment

To arrange an appointment to view this property please complete an 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 month's rent.

Ombudsman

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

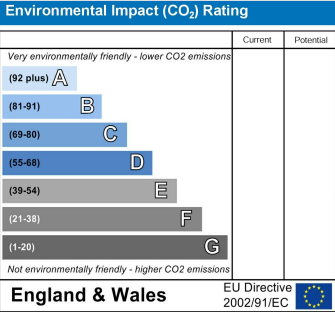
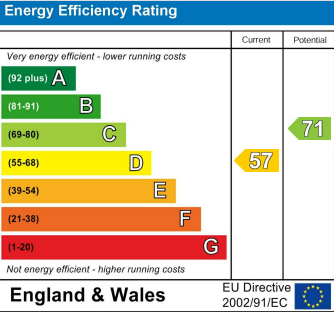
Opening Times

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

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

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MAIN ROOMS AND DIMENSIONS



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