













Beautifully presented, three bedroom semi detached home within this ever popular location. Internally the accommodation is accessed via the entrance porch leading through to the hall with staircase to the first floor. There is an attractive lounge to the front with a bay window and to the rear is the dining room with a window overseeing the garden, through to the well presented kitchen. On the first floor there are three impressive bedrooms and a wonderful bathroom. Externally there is a driveway providing off street parking and generous gardens to the front and rear. Located just off Leechmere Road within this popular area of Tunstall, the property is well placed for well-regarded local schools and shops as well as for providing excellent links to Sunderland City Centre and major road connections. Available March 2026.

# MAIN ROOMS AND DIMENSIONS

## Ground floor

Access via UPVC door

## Entrance Porch

UPVC door and UPVC Windows

## Hallway



Double designer radiator, wood flooring, wooden glass panelled doors leading to the

## Lounge 11'0" x 27'3"



Bay UPVC window, designer radiator, granite hearth and wooden glass paneled door.

## Dining room



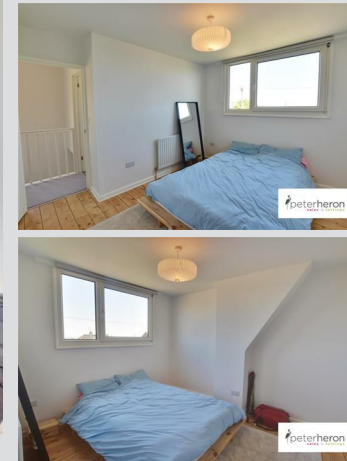
UPVC Window, designer radiator below, refurbished wood flooring.

## Kitchen 8'5" x 16'3"



Fitted kitchen with built in appliances, hive heating system, granite work tops, UPVC window and door leading to the garden.

## Bedroom 1 11'10" x 11'4"



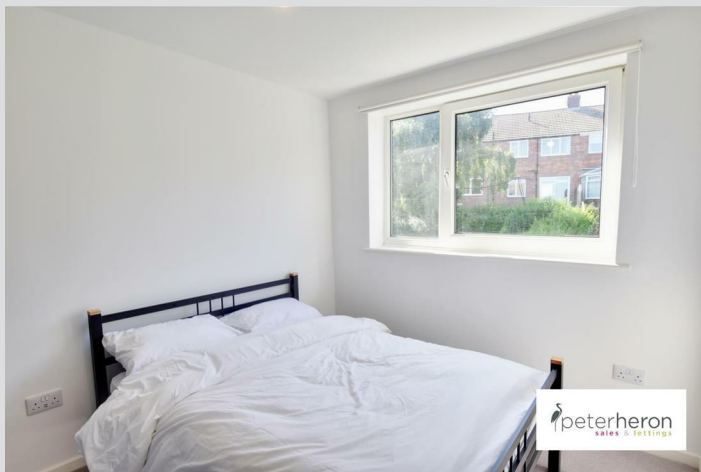
Single radiator, wood flooring, and UPVC window

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 11'5" x 10'2"



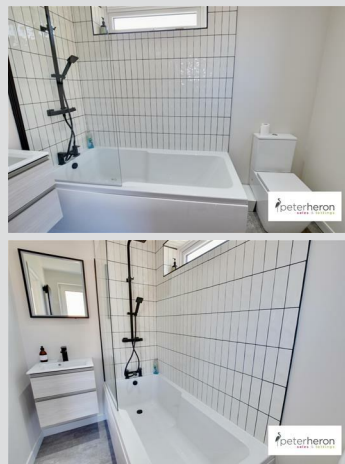
Single radiator. carpeted floor, UPVC window.

## Bedroom 3 7'5" x 7'11"



Single radiator. carpeted floor, UPVC window.

## Bathroom



Floating sink unit, white pedestal toilet, low level bath with shower mains, towel radiator and small UPVC window.

## Outside



Garden and driveway to the front and gardens to the rear.

## Council Tax

The Council Tax Band is Band C

## 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 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.

## Lettings Ombudsman

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

## Office Opening Hours

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

## Moving Costs

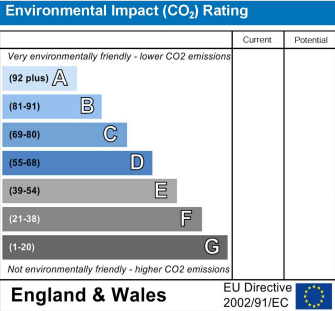
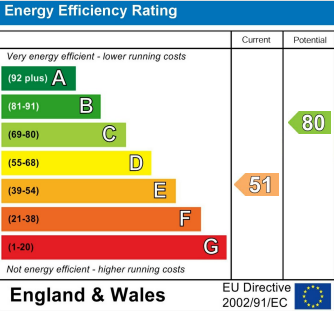
Before moving in you will need to pay one month's rent and a bond equal to 5 weeks rent.

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