









Situated in a peaceful cul-de-sac within the highly sought-after Havelock Park Estate, this well-presented three-bedroom home offers comfortable living in a convenient residential location.

The accommodation comprises a welcoming entrance hallway, a ground-floor cloakroom/WC, a spacious living room, and a modern dining kitchen. Upstairs, the property benefits from three well-proportioned bedrooms and a family bathroom/WC.

Externally, the home features a lawned front garden, a driveway providing off-road parking for up to three vehicles, and a fully enclosed rear garden.

Ideally positioned close to a range of local amenities, including schools, shops, and convenience stores, the property also enjoys excellent transport links, providing easy access to Sunderland and surrounding areas.

# MAIN ROOMS AND DIMENSIONS

## Hallway



Welcoming entrance hallway with modern décor, tiled flooring, radiator, and access to the lounge, kitchen, and ground floor cloakroom/WC. Stairs provide access to the first-floor accommodation.

## Kitchen



Spacious fitted kitchen featuring a built-in oven, four-burner gas hob with extractor hood above, stainless steel twin-bowl sink with drainer and mixer tap, tiled splashbacks, contemporary tiled flooring, and a double-glazed window providing plenty of natural light.

## Downstairs WC



Practical downstairs cloakroom comprising a white WC, wall-mounted wash hand basin, and radiator

## Living Room



A bright and inviting living room boasting double-glazed patio doors and window, offering excellent natural light and finished with sleek tiled flooring.

## Doors to Rear Garden

## Rear Garden



Private rear garden

## Landing

Spacious first-floor landing with access to the three bedrooms and family bathroom

## Bedroom 1

Generous principal bedroom featuring fitted light wood-effect wardrobes, providing excellent storage space, along with a double-glazed window and radiator.

## Bedroom 2

Bright second bedroom with neutral décor, double-glazed window, and radiator.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **01915106114**

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3



Well-presented third bedroom with neutral décor, a double-glazed window, and radiator, offering flexible accommodation to suit a variety of needs.

## Bathroom



Modern family bathroom comprising a panelled bath, low-level WC with push-button flush, wash hand basin, double-glazed frosted window, contemporary flooring, and a radiator.

## 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.

## Moving Costs

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

## Council Tax

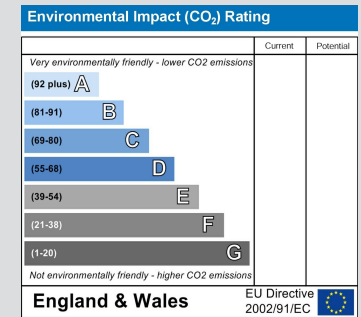
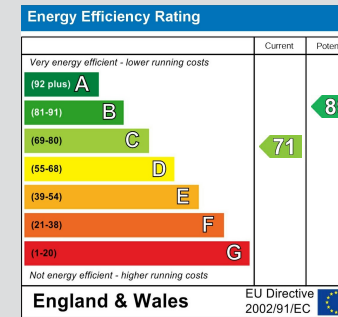
The Council Tax Band is Band B.

## 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



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