









An attractive two bedroom mid terrace cottage, featuring a 19ft kitchen, available Mid March 2026. The well presented accommodation is all on one level and includes an entrance vestibule, hall, lounge, spacious kitchen, bathroom incorporating a shower cubicle and two bedrooms. The property benefits from double glazing, gas central heating to radiators and a yard to the rear with a roller shutter door. This convenient location is ideal for local amenities, shops and schools, Sunderland Royal Hospital, the University and transport connections.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door

Entrance Vestibule

There is an inner door leading through to the hall.

Hall

With a radiator and doors leading off to the lounge and the two bedrooms.

Lounge 13'7" x 9'10" into alcove



Double glazed window to the rear, radiator, feature fireplace and door to the kitchen.

Kitchen 19'8" x 7'6"



This spacious kitchen is fitted with wall and base units with work surfaces over incorporating a sink and drainer unit, spaces have been provided for the inclusion of a cooker, fridge freezer, dish washer and washing machine, there is a double glazed window, tiled floor, wall mounted boiler and a door to the lobby.

Lobby

Lobby with a recess providing storage space, there is a door to the bathroom and a double glazed external door to the courtyard.

Bathroom



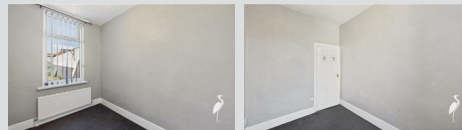
Generously proportioned bathroom with four piece suite comprising with a low level WC, pedestal wash hand basin, panel bath and a step in sower cubicle with an electric shower, tiled floor and walls, radiator and double glazed window.

Bedroom 1 13'9" x 13'7" into alcove



Double glazed window to the front and a radiator.

Bedroom 2 10'4" x 6'7"



Double glazed window to the rear and a radiator.

Outside



There is a yard to the rear with a roller shutter access door.

Council Tax Band

The Council Tax Band is Band A

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.

Opening Times

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

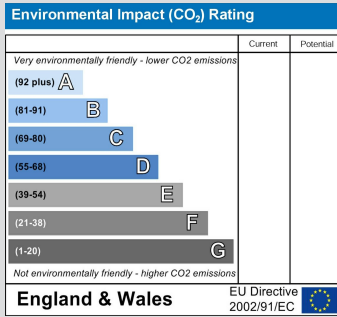
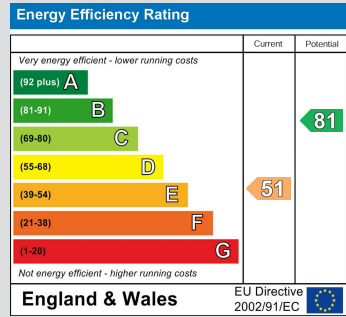
Ombudsman

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

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MAIN ROOMS AND DIMENSIONS



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