









This newly refurbished three/four bedroom end terraced home is available immediately on an unfurnished basis and immediate internal inspection is highly recommended to avoid disappointment. Internally to the ground floor, reception hall, lounge, dining room/bedroom, kitchen, utility and WC whilst to the first floor there are three bedrooms with feature fireplaces, one bedroom has an en-suite and there is a separate bathroom. Externally there is a courtyard to the rear. Ideally placed for local amenities, shops and schools as well as offering excellent links to surrounding areas and major road connections.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Reception Hall



Stairs to first floor with storage under.

Lounge 11'4" x 18'0"



Double glazed bay window to front elevation, double radiator and feature fireplace. Storage cupboard.

Dining Room/Bedroom 4 10'9" x 15'0"



Double glazed window to front elevation, double radiator and storage cupboard.

Kitchen 10'10" x 12'1"



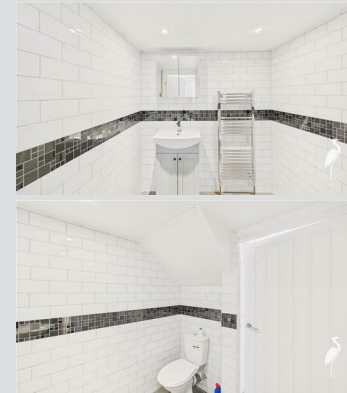
Range of modern wall and base units with Quartz countertops over incorporating a built in sink and drainer unit with mixer tap. Integrated oven, electric hob and hood. Storage cupboard and cupboard housing wall mounted boiler. Double glazed window to rear elevation and door to utility.

Utility 8'11" x 5'3"



Wall and base units with countertops over incorporating a single bowl sink and drainer. Providing space for a washing machine and fridge freezer. Double glazed window and UPVC door to rear.

Ground Floor WC



Low level WC and washbasin and chrome heated towel rail.

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

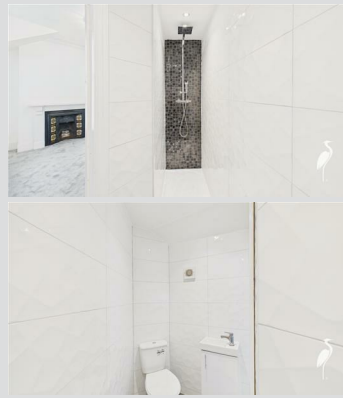
MAIN ROOMS AND DIMENSIONS

First Floor Landing



Access point to loft.

En Suite Shower Room



Low level WC, washbasin vanity unit and walk in waterfall shower.

Bedroom 3 10'10" x 14'0"



Double glazed window to rear elevation, double radiator and feature fireplace.

Bedroom 1 10'10" x 14'2"



Double glazed window to rear elevation, feature fireplace and radiator. Door to en-suite.

Bedroom 2 11'4" x 15'0"



Double glazed window to rear elevation, double radiator, feature fireplace and storage cupboard.

Bathroom



Low level WC and washbasin vanity unit, bath, chrome heated towel rail and double glazed window.

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

MAIN ROOMS AND DIMENSIONS

Outside



Courtyard to the rear with storage area for bins and gate to access rear lane.

Additional Information

This property has been recently refurbished and benefits from a new boiler with 7 years warranty, new electrics and a new central heating system throughout.

Council Tax Band

The Council Tax Band is Band C

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

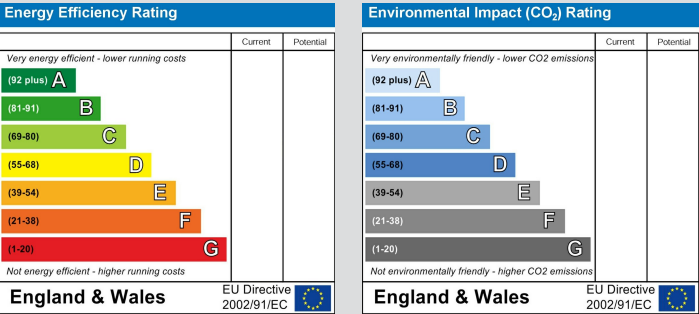
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

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