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sales & lettings

Eden House Road, Eden Vale, Sunderland

£625 PCM







A first floor flat, conveniently located for local amenities, Sunderland City Centre, Sunderland Royal Hospital and Sunderland University as well as offering transport links to surrounding areas. The flat is accessed via its own private entrance with a lounge, kitchen, bedroom, and bathroom. Externally there is a courtyard to the rear. Available immediately on an unfurnished basis.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance doors.

## Entrance Lobby

Stairs to first floor.

## First Floor Accommodation

## Landing

Access point to loft, storage cupboard and radiator.

## Lounge 11'4" x 12'4"



Double glazed bay window to the front, storage cupboard, feature electric fire and radiator.

## Bedroom 9'10" x 12'10"



Double glazed bay window to the front, storage cupboards and radiator.

## Kitchen 8'4" x 7'11"



Fitted with walk and base units over incorporating a stainless steel sink and drainer unit, space for oven and hob, and fridge freezer. Double glazed window to rear and radiator. Door to rear staircase.

## Utility Area

Space for washing machine and housing wall mounted boiler. Door to bathroom.

## Bathroom



Low level WC, washbasin and bath with hand held shower, radiator and double glazed window.

## Rear Staircase

Door to courtyard.

## Outside

Rear courtyard.

## Council Tax Band

The Council Tax Band is Band A.

## 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.

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Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

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

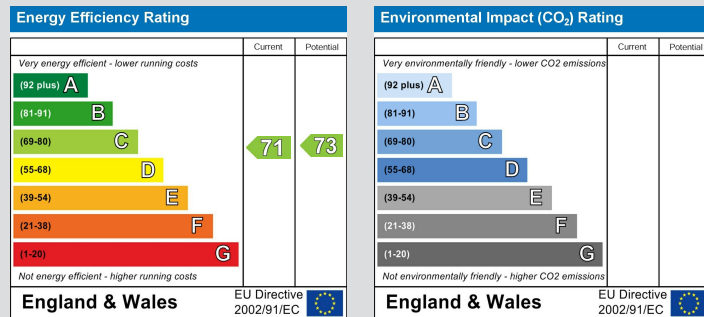
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## 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.



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