









A spacious and well-presented three bedroom mid terrace cottage with accommodation over two floors, available now, on an unfurnished basis. The property on the ground floor comprises of a hall, generous lounge, 17ft breakfasting kitchen, bathroom and a double bedroom with fitted wardrobes whilst to the first floor there are two further bedrooms. Benefiting from gas central heating, UPVC double glazing and a yard to the rear. The property is well placed for an extensive range of amenities including local shops and is ideal for those who require excellent transport links along the A19 corridor or wish to be within easy commuting distance of Sunderland City Centre and Newcastle Upon Tyne.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hall

Doors to bedroom one and lounge.

Lounge 14'9" x 17'10"



Double glazed window to rear, radiator, feature fireplace, stairs to the first floor with storage under and a door to the kitchen.

Breakfasting Kitchen 17'1" x 7'6"



Fitted with modern wall and base units with work surfaces over incorporating a sink and drainer unit, integrated oven and gas hob, space for fridge freezer and washing machine, 2x double glazed windows and UPVC door to the rear, double radiator, access point to loft and door to rear hall.

Rear Hall

Wall mounted central heating boiler. Door to bathroom.

Bathroom



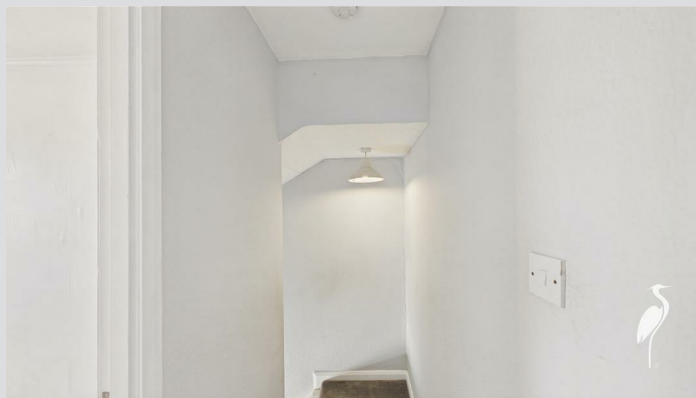
Low level WC, pedestal washbasin and panel bath with mains shower over, chrome ladder style central heating radiator, tiled floor, part tiled walls and double glazed window.

Bedroom 1 11'5" x 10'2"



Double glazed window to front, radiator, built in mirror fronted sliding door wardrobes.

First Floor Landing



Doors to

Bedroom 2 12'5" x 6'11"



Double glazed window to rear and central heating radiator.

Bedroom 3 9'4" x 5'4"



Double glazed window to rear and central heating radiator.

Outside



Courtyard to the rear with roller shutter access door providing off street parking.

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 month's 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.

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

MAIN ROOMS AND DIMENSIONS

Lettings Viewing Arrangements

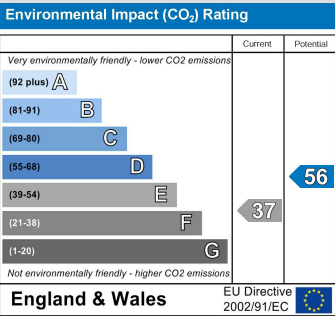
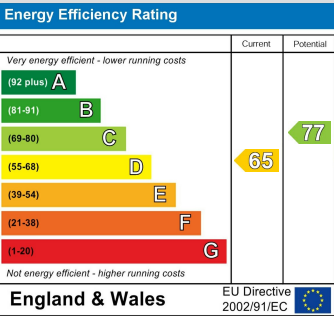
To arrange an appointment to view this property contact us on 0191 5103323, Option 2 or book a viewing online at peterheron.co.uk

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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