









Well presented three bedroom house, occupying a pleasant position within this popular and convenient location. Internally the accommodation on the ground floor includes an entrance porch, spacious lounge with bespoke staircase to the first floor and an attractive modern kitchen / diner. On the first floor there are three well-proportioned bedrooms and a contemporary bathroom/wc. Benefits of the property include a gas central heating to radiators, double glazing and low maintenance gardens to the front and rear. Situated within the popular area of Hylton Castle, the property is ideally placed for local amenities, shops and schools as well as offering excellent transport connections to Sunderland City Centre, Doxford International Business Park, Nissan and major road connections including the A19.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Porch

Double glazed windows and inner double glazed door to the lounge.

Lounge 18'2" x 11'4"

Double glazed box style bay to the front, radiator, feature staircase to the first floor and door to the kitchen/diner.

Kitchen/Diner 18'2" x 8'6"



Fitted with a range of modern wall and base units with work surface over incorporating sink and drainer unit, integrated appliances include an electric oven and an electric hob with extractor chimney over and dishwasher. Space has been provided for the inclusion of fridge freezer and washing machine, double glazed window to the rear and double glazed door to the rear garden.

First Floor Landing

Double glazed window to the side.

Bedroom 1 12'2" x 10'2"



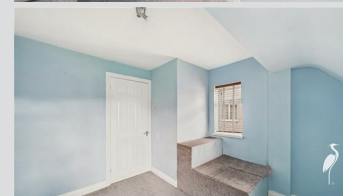
Double glazed window to the front, radiator, fitted wardrobes and built in cupboard.

Bedroom 2 10'11" x 7'0"



Double glazed window to the rear and radiator.

Bedroom 3 9'4" x 10'2"



Double glazed windows to both the front and side, and radiator.

Bathroom



Modern suite with a low level WC with concealed cistern, wash hand basin set into vanity unit and panel bath with mains fed shower over, along with a shower attachment, there is a double glazed window and a chrome ladder style radiator.

MAIN ROOMS AND DIMENSIONS

Outside



There are low maintenance gardens to the front and rear.

Council Tax

The Council Tax Band is Band A

Moving Costs

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

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

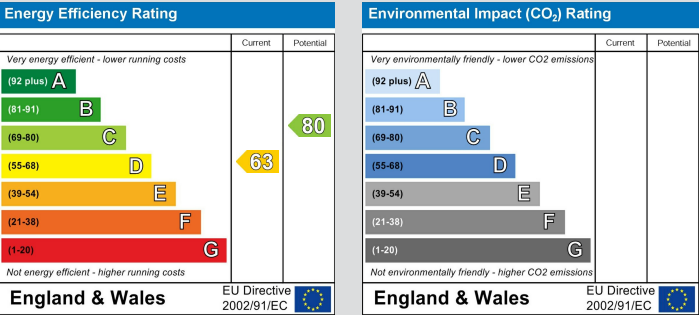
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

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 01915106118