

Lime Street, Millfield, Sunderland

£750 PCM











A superb three bedroom mid terrace cottage, providing deceptively spacious and well-appointed accommodation within this popular location. Internally briefly comprising to the ground floor of a hall, an attractive lounge, a modern fitted kitchen, an impressive contemporary bathroom/wc and two bedrooms whilst to the first floor there is a well-proportioned bedroom with a walk in wardrobe. Externally there is a courtyard to the rear. The property is well placed for the shops on Chester Road, local amenities and schools as well as being ideal for Sunderland City Centre, Sunderland Royal Hospital and transport links including Millfield Metro Station. We highly recommend early viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via composite entrance door into

Reception Hall




Stairs to first floor with storage under

Lounge 14'6" x 9'2"





Double glazed window to rear, feature fireplace and door to kitchen

Kitchen 14'4" x 7'1"





Range of modern wall and base units with countertops over incorporating a 1.5 bowl sink and drainer unit with mixer tap. Integrated oven with electric hob and hood, space for fridge freezer and washing machine. Double glazed window and UPVC door to rear. Door to bathroom

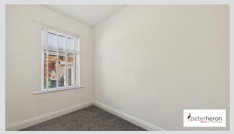
Bedroom 2





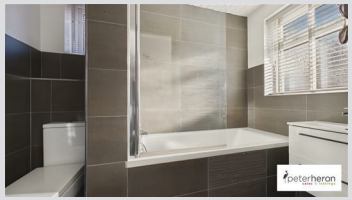
Double glazed window to front, double radiator and electric fire

Bedroom 3 11'2" x 6'11"


Double glazed window to rear and a radiator

Bathroom

Bath with rainfall shower over, low level wc and hand wash basin set into vanity unit. Radiator and double glazed window to rear

First Floor
Landing with door to

Bedroom 1 15'8" x 11'9"





Double glazed window to front and a double radiator.

Dressing Area 5'6" x 5'1"
Providing storage space

Outside




Low maintenance courtyard with wooden gate to rear lane

Council Tax Band
The Council Tax is Band A.

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.

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.

Viewings Srd
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

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

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

Moving in Costs
Before moving in you will need to pay one month's rent and a bond equal to a months rent.

