









This impressive three bedroom mid terrace house, has been upgraded and modernised to provide immaculate and spacious accommodation within this highly sought after area of Ashbrooke. The accommodation on the ground floor includes a reception hall with staircase to the first floor, two generous reception rooms, a contemporary kitchen and a modern bathroom. On the first floor there are three bedrooms. Externally there is a town garden to the front and a generous courtyard to the rear. This popular location is close to local amenities as well as being within easy reach of Sunderland City Centre and transport connections. Available now, this wonderful home should be viewed as a matter of urgency to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Reception Hall

Radiator and stairs to first floor with storage under.

Lounge 17'3" x 13'11"

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

Dining Room 14'6" x 11'11"

Double glazed window to rear, feature fireplace and radiator. Door to kitchen.

Kitchen 14'9" x 8'11"

Range of modern wall and base units with wood effect work surfaces over incorporating a single bowl sink and drainer with mixer tap. Integrated oven, electric hob and cooker hood. Space provided for fridge freezer, washing machine and tumble dryer. Double glazed window, UPVC door to rear and double radiator. Door to bathroom.

Bathroom

Low level WC, washbasin and bath with shower over, radiator and double glazed window to rear.

Half Landing

Double glazed window to rear.

First Floor Landing

Built in storage.

Bedroom 1 14'10" x 10'11"

Double glazed window to rear, radiator and two storage cupboards.

Bedroom 2 14'10" x 9'11"

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

Bedroom 3 11'1" x 7'1"

Double glazed window to front and radiator.

Outside

Town garden to the front. Low maintenance courtyard to the rear with shutter door providing off street parking.

Council Tax Band

The Council Tax Band is Band C.

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 Arrangements

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

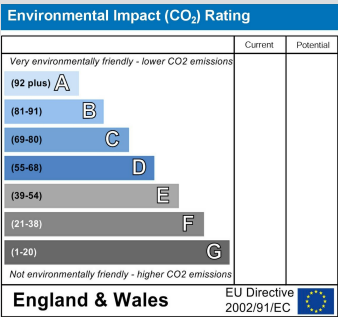
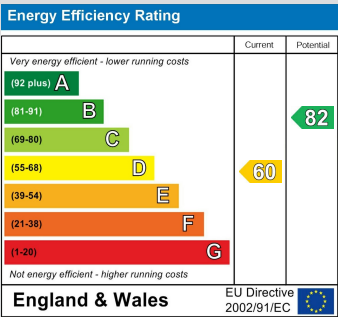
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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

Move in Charges

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



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