

Hazledene Terrace, Pallion, Sunderland

£750 PCM











A well presented double fronted, two bedroom, two reception room mid terrace cottage, ideally located within this popular and convenient location. Internally the accommodation includes an entrance lobby, hall, lounge opening into dining area with stairs to loft space, kitchen, two bedrooms and a bathroom/WC. Benefits of the property include double glazing, gas central heating and courtyard to the rear providing off street parking. This location provides easy access to local amenities, shops and schools as well as to Sunderland Royal Hospital, Sunderland City Centre and offers transport links to surrounding areas. Available immediately on an unfurnished basis.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor
Access via UPVC entrance door .

Entrance Lobby
Inner door to hall.

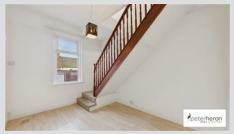
Reception Hall
Radiator.

Lounge




Double glazed window to rear, radiator and feature fireplace. Door to kitchen and opening into dining area.

Dining Area





Double glazed window to rear, radiator and stairs to loft space.

Kitchen





Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with separate hot and cold tap. Integrated oven with hob and hood, space for fridge freezer and washing machine. Double glazed window and UPVC door to rear. Door to bathroom.

Bathroom

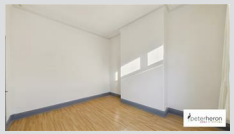




Bath with shower over, low level wc and wash basin. Double glazed window to rear and radiator.

Bedroom 1





Double glazed window to front and radiator.

Bedroom 2




Double glazed window to front and radiator.

Loft Space





Two Velux windows and radiator.

Outside





Low maintenance rear courtyard with up and over shutter 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 months rent.

MAIN ROOMS AND DIMENSIONS

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.

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.

