

Boston Street, Town End Farm, Sunderland

£825 PCM


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Peter Heron are delighted to offer this three bedroom semi detached house to the rental market. The beautifully presented accommodation is arranged over two floors and comprises entrance hall, lounge, dining kitchen, three bedrooms and bathroom all benefiting from UPVC double glazing and gas central heating. Externally there are enclosed gardens to the front and rear along with off street parking to the rear. The property is situated in the popular residential area of Town End Farm and is ideally located for all amenities, close to schools and has excellent transport links to Sunderland city centre and local road networks. Available End of November 2026.

MAIN ROOMS AND DIMENSIONS

Entrance Hall
UPVC double glazed entrance door, stairs to first floor and radiator.

Lounge 13'9" x 10'10"



UPVC double glazed bay window to the front and radiator.

Dining Kitchen 17'1" x 8'10"



Fitted with wall and base units, worktops, inset sink, splashback tiling, electric hob, electric oven, extractor fan, radiator, UPVC double glazed window to the rear and UPVC double glazed french doors leading to outside.

First Floor
Landing with loft access and doors leading to bedrooms and bathroom.

Bedroom 1 14'3" x 9'2"



UPVC double glazed window to the front and radiator.

Bedroom 2 9'2" x 9'2"



UPVC double glazed window to the rear and radiator.

Bedroom 3 9'9" x 7'9"



UPVC double glazed window to the front and radiator.

Bathroom 7'8" x 5'5"



Bath, WC, wash hand basin, wall tiling, UPVC double glazed window to the rear, radiator and tiled floor.

Outside
To the front of the property there is an enclosed garden. To the rear of the property there is an enclosed garden which incorporates off street parking with double gates.

Council Tax
The Council Tax Band is Band A.

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

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.

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

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

MAIN ROOMS AND DIMENSIONS



