









This superb three bedroomed mid terrace property is ideally situated near Millfield Metro Station, Sunderland Royal Hospital, The University and within a few minutes drive from Sunderland City Centre and major road networks. Deceptively spacious, the internal accommodation comprises:- Entrance hall, Lounge, ground floor bedroom, kitchen, lobby and a bathroom. To the first floor there are two good sized bedrooms. Rear courtyard, with a remote controlled roller shutter garage door. Benefiting from UPVC glazing (where stated) and gas central heating. Immediate internal inspection is highly recommended. Available Now. EPC - Rating E

# MAIN ROOMS AND DIMENSIONS

## Entrance

UPVC glazed door to front, into hallway. Stairs to first floor landing.

## Lounge 16'3" x 14'6"



Feature fireplace, two double radiators, built-in forage.

## Bedroom 12'10" x 12'2"



UPVC window to front, single radiator, feature fireplace.

## Kitchen 9'8" x 5'10"



Fitted kitchen floor and wall units with coordinating worktops, tiled splash backs, built-in electric hob/oven, stainless steel sink unit/mixer tap. Plumbing for automatic washing machine, UPVC window to side.

## Lobby

UPVC glazed door to side.

## Bathroom



Pedestal basin, low level WC, bath with overhead shower. Double radiator. Two UPVC windows to side.

## Stairs to First Floor Landing

# MAIN ROOMS AND DIMENSIONS

## Bedroom 13'0" x 10'11" (Into eaves)



UPVC window to front, single radiator.

## Bedroom 16'3" x 8'2" (into eaves)



Two velux style windows to rear, single radiator, under eaves storage.

## Externally



Rear courtyard, with a remote controlled roller shutter garage door.

### Important Notice

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 advisors 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 contact us on 0191 5103323, Option 2 or book a viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Hours

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00 noon

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	54	56
EU Directive 2002/91/EC		

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	50	51
EU Directive 2002/91/EC		



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