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sales & lettings

Browne Road, Fulwell, Sunderland

£425 PCM







This one bedroom mid cottage is offered for let on an unfurnished basis and is available in March. The accommodation is arranged over one level and comprises entrance vestibule, entrance hall, two bedrooms, lounge, kitchen and bathroom, all benefiting from UPVC double glazing and gas central heating. Externally, there is an enclosed yard to the rear providing secure off-street parking. The property is situated in the sought-after residential area of Fulwell and is ideally located for the many shops and cafes on Sea Road, close to the sea front and has excellent transport links to Sunderland city centre and wider road networks. This one is not to be missed.

MAIN ROOMS AND DIMENSIONS

Entrance Vestibule

With UPVC double glazed entrance door, half timber half glazed door leading to the entrance hall.

Entrance Hall

With radiator.

Bedroom 1 13'5" x 11'3"

With UPVC double glazed window to the front and radiator.

Lounge 14'1" x 8'6"

With UPVC double glazed window to the rear, built in storage cupboard radiator and wall mounted gas fire.

Bedroom 2 10'6" x 6'9"

With UPVC double glazed window to the rear, wall mounted gas central heating combination boiler.

Inner Hall

With built in storage cupboard.

Kitchen 10'9" x 5'8"

Fitted with base units, worktops, inset sink, wall tiling, UPVC double glazed window to the side, UPVC double glazed door leading to outside.

Bathroom 5'10" x 5'9"

With bath and mixer shower over, WC, wash hand basin, UPVC double glazed window to the side and radiator.

Externally

To the rear of the property there is an enclosed yard with up and over door providing secure off street parking.

Lettings 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

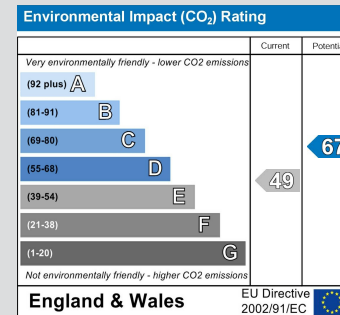
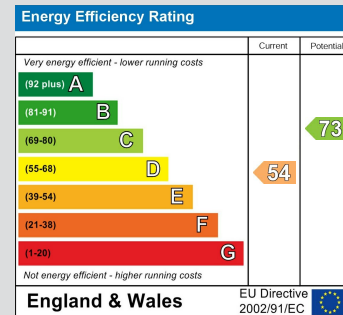
To arrange an appointment to view this property contact us on 0191 5103323, Option 2 or book a viewing online at peterheron.co.uk

Opening Hours

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

Ombudsman

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



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