









WAITING LIST FULL.

A spacious four bedroom double fronted end terrace, situated within this popular location, off Chester Road, available now, on an unfurnished basis. Internally the attractive accommodation on the ground floor includes an entrance vestibule, hall, lounge, dining room, kitchen, utility, family bathroom/wc and a fourth bedroom whilst to the first floor there are three further bedrooms, one with an en-suite. Benefits of the property include double glazing, gas central heating to radiators and a yard to the rear. This convenient location is ideal for local amenities, shopping facilities, schools, Sunderland Royal Hospital and provides excellent transport connections.

MAIN ROOMS AND DIMENSIONS

Vestible

Accessed via an entrance door there is an inner door leading through to the Hall

Hall



Central heating radiator, built in cupboard and stair case to the first floor. Door leading off to the lounge, dining room, bathroom and bedroom four.

Lounge 11'11" in alcove x 14'6"



With a double glazed bay window to the front, two central heating radiators.

Dining Room 14'4" x 12'7"



Double glazed window to the rear, central heating radiator and a door to the kitchen

Kitchen 10'11" x 8'7"



Fitted with wall and base units with working surfaces over incorporating one and a half bowl sink and drainer unit. Central heating radiator, double glazed window, wall mounted central heating boiler and a door to the utility

Utility 6'2" x 4'10"

Central heating radiator and a door to the yard

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MAIN ROOMS AND DIMENSIONS

Family Bathroom



Low level W.C., pedestal wash hand basin, corner bath and step in shower cubicle with mains fed shower. Central heating radiator and double glazed window

Bedroom Four 11'0" x 7'4"



Double glazed window to the front, central heating radiator and a built in cupboard

Bedroom One 12'6" not including recess x 8'10"



Approx measurement due to sloping ceiling. Double glazed window to the rear, central heating radiator and a door to the en-suite

First Floor Landing



doors leading off to the three further bedrooms

En-Suite



Fitted with a low level W.C. and wash hand basin

MAIN ROOMS AND DIMENSIONS

Bedroom Two 10'5" x 13'1"



Double glazed window to the front, central heating radiator

Bedroom Three 12'3" x 9'3" extending to 12'3"



Double glazed window to the front and side and a central heating radiator

Externally

Yard to the rear with an up and over access door

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 let

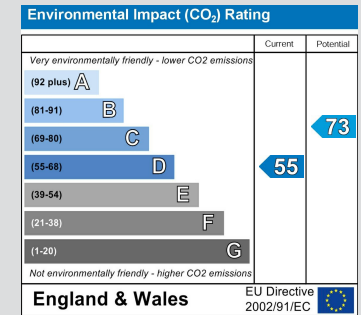
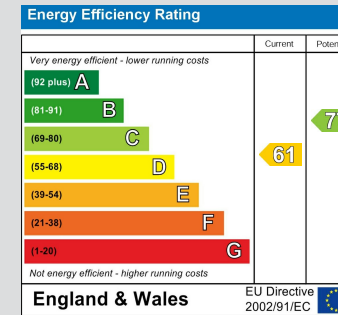
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm

Lettings Important Notice Let

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.

Ombudsman let

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



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