









WAITING LIST FULL - NO MORE VIEWING REQUESTS.

This superb 2/3 mid terraced property offers a spacious living area and is within walking distance of many excellent amenities including Sunderland Royal Hospital, The University, Chester Road shopping, combined with excellent transport links including Pallion/Millfield Metro stations. Sunderland City Centre and the A19 are only a few minutes drive away. Arranged over two floors the internal accommodation comprises:- Reception hallway, lounge, second living room/which could also be used as a third bedroom if required. A contemporary fitted kitchen, and ground floor bathroom. To the first floor there are two good sized double bedrooms, one having the benefit of a WC and basin. Externally there is an enclosed courtyard to the rear with a garage door providing secure off street parking. Benefitting from gas central heating and UPVC glazing. Immediate internal inspection is highly recommended. Available June 2021.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC glazed door to

Entrance Vestibule

Inner glazed door to

Hallway



Single radiator.

Living Room/Bedroom 3 15'9" x 13'9"



UPVC bay window to front, double radiator, alcoves.

Living Room 14'5" x 12'6"



Two UPVC windows to rear, contemporary log effect gas fire, built-in storage cupboard, stairs to first floor landing, double radiator.

Kitchen 13'0" x 7'10"



Contemporary fitted kitchen floor and wall units with co-ordinating worktops, built-in gas hob/double oven, stainless steel extractor fan. Tiled splash backs, stainless steel sink unit/mixer tap. Fridge/freezer, plumbing for automatic washing machine. UPVC window to side.

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MAIN ROOMS AND DIMENSIONS

Bathroom 11'2" x 6'8"



Built-in vanity basin with under cupboard storage, bath and shower cubicle with mains shower, Heated chrome towel rail.

First Floor Landing

Bedroom 1 12'10" x 12'2"



UPVC window to rear, built-in wardrobes, double radiator.

Bedroom 2 13'10" x 11'5"



UPVC window to rear, built-in wardrobes. Single radiator.

En-Suite Washroom



Low level WC and washbasin, UPVC window to rear.

Outside

Forecourt to front with wall enclosure. Enclosed courtyard to the rear with garage door providing off street parking.

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.

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MAIN ROOMS AND DIMENSIONS

Viewing

To arrange an appointment to view this property please contact Victoria Simm at our Fawcett Street branch on 0191 510 6110 or via email victoriasimm@peterheron.co.uk

Tenant Insurance

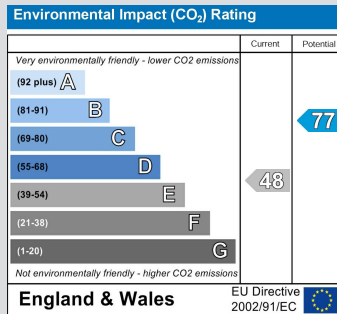
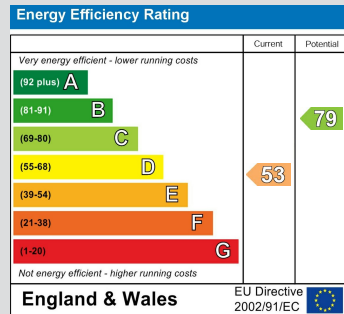
We can offer specialist discounted policies for tenants, whether you are living in rented, shared or student accommodation.

Opening Hours

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 1.00pm

Ombudsman

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



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