









Early viewing is a must of this well presented three bedroom end terrace. The accommodation is arranged over two floors and comprises entrance hall, lounge, dining kitchen, three bedrooms and bathroom all having the benefit of gas central heating and double glazing. Externally there rear gardens to the front and rear. The property is conveniently situated in the popular residential area of Hylton Castle and is ideally located for a range of amenities and schools, boasts good links to Sunderland city centre, Nissan, A19 and wider road networks.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch

With UPVC double glazed door.

Entrance Hall

With stairs to first floor and radiator.

Lounge 14'8" into bay x 12'0"



With UPVC double glazed bay window to the front, radiator, laminate flooring.

Dining Kitchen 18'5" x 8'6"



Fitted with wall and base units, worktops, inset sink, UPVC double glazed window to the rear, electric hob, electric over, extractor fan, radiator.

First Floor Landing

With UPVC double glazed window to the side.

Bedroom 1 12'3" x 10'2"



With UPVC double glazed window to the front, radiator, laminate flooring.

Bedroom 2 10'11" x 7'0"



With UPVC double glazed window to the rear, radiator.

Bedroom 3 10'3" max x 9'5" max



With UPVC double glazed windows to the side and rear, radiator, laminate flooring.

Bathroom



With bath and mixer shower over, w.c. wash hand basin, wall tiling, UPVC double glazed window to the rear, radiator.

Outside

There are enclosed low maintenance gardens to the front and rear.

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.

Viewing Sea

To arrange an appointment to view this property contact our Sea Road branch on 0191 5103323, Option 2.

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

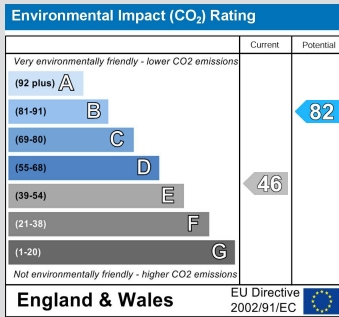
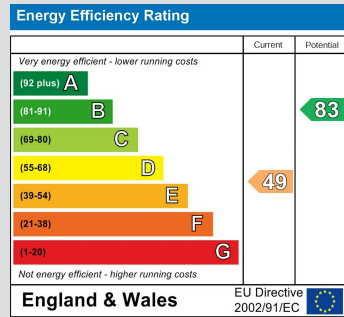
Ombudsman

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

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



Visit www.peterheron.co.uk or call **0191 510 3323**

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

