

TO LET



Welcome to *your* place in Sunderland



## Highfield Place Sunderland SR4 6LP

Terrace House  
Reception Room  
Gardens to Rear  
Available NOW  
No pets

3 Bedrooms  
Sun Room  
Driveway to Front  
Close to Local Amenities  
EPC Rating C

**£525 PCM**

### Main Rooms and Dimensions

Ground Floor	Bedroom 2 11'9" x 7'6"
Entrance Porch	Bedroom 3 (front) 8'2" x 6'3" (including stairhead area)
Lobby	Bathroom
Lounge 13'10" x 10'11"	Outside
Breakfast Kitchen 14'1" x 8'11"	Lettings Important Notice
Sun Room 8'5" x 7'6"	Viewing Fawcett Street
First Floor Landing	Opening Times
Bedroom 1 11'0" x 7'6"	Ombudsman

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

**Tried. Trusted. Recommended.**