





A surprisingly spacious three bedroomed mid terraced home available immediately on an unfurnished basis, the property has been refurbished throughout and offers pleasant living accommodation perfect for that space hungry family. Internal accommodation is arranged over two floors and includes a lounge, dining room, kitchen, ground floor bathroom and four first floor bedrooms. Features of note include gas central heating and UPVC double glazing and an enclosed courtyard to the rear provides secure off street parking accessed via an up and over door. Located towards the top end of Warwick Terrace just a short walk from Sunderland tennis Centre, Sainsburys and Homebase, the property enjoys a central position set midway between the City Centre, A19 and Doxford International Business park. Available immediately.

MAIN ROOMS AND DIMENSIONS

Ground Floor
UPVC double glazed feature door to

Reception Hall
Double radiator, door through to

Inner Hall
Shelved storage cupboard.

Lounge 12'2" x 14'7" (3.71m x 4.45m)
Living flame gas fire, UPVC double glazed window to front, double radiator. Double part glazed doors to



Dining Room 12'2" x 13'8" (3.71m x 4.17m)
Contemporary style fireplace, turned spindle balustrade staircase, UPVC double glazed window to rear elevation, double radiator.



Kitchen 8'1" x 11'4" (2.46m x 3.45m)
Wall and floor cupboards with stone coloured working surfaces, single drainer 1 ½ bowl sink unit plus mixer taps, electric hob with overhead extractor hood, built under electric oven, space and plumbing for washing machine, space for fridge freezer, wall mounted gas combination boiler serving hot water and radiators, UPVC double glazed window to side, tiled splashback, vinyl flooring.



Rear Lobby
Single door leading out into rear courtyard.

Bathroom
Low level WC, washbasin and bath - attractive white suite with part tiled walls, vinyl flooring, UPVC double glazed window to side elevation, extractor unit, double radiator.



First Floor Landing
Double radiator and access point to loft.

Bedroom 1 (front) 11'1" x 12'5" (3.38m x 3.78m)

Maximum measurements into alcoves, UPVC double glazed window to front, double radiator.



Bedroom 2 (rear) 12'1" x 15'4" (3.68m x 4.67m)
UPVC double glazed window to rear, double radiator.



Bedroom 3 (front) 9'0" x 7'3" (2.74m x 2.21m)
UPVC double glazed window to front, double radiator.



Outside
Forecourt to front, enclosed courtyard to rear with secure off street parking accessed via up and over door.

Please Note
The only price shown is the per calendar month rent for this property. Tenant Fees will also apply but can vary due to individual circumstances and are therefore excluded from the price shown.

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

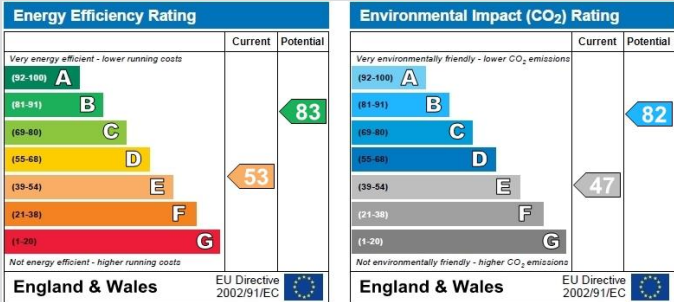
warranty whatever in relation to this property.

Viewing
To arrange an appointment to view this property please contact Kelly Mahoney at our Fawcett Street branch on 0191 510 6114 or via email kellymahoney@peterheron.co.uk

Opening Hours
Monday to Friday 9.00am - 6.00pm Saturday 9.00am - 1.00pm

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