









A well presented two bedroom mid terrace cottage, ideally located for local amenities as well as offering access to Sunderland City Centre and road connections to surrounding areas. Internally the accommodation includes a hall, lounge, impressive modern fitted breakfasting kitchen, two bedrooms and a bathroom. Features of the property include double glazed windows, gas central heating to radiators and a yard to the rear with a remote control roller shutter access door. Available end of January/beginning of February 2020.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Vestibule

Inner door through to

Hallway

Central heating radiator.

Lounge 13'4" x 13'1" into alcoves



Double glazed window to rear, central heating radiator and feature fireplace with fitted gas fire.

Breakfasting Kitchen 14'9" x 9'2"



Fitted with a range of modern wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an oven and gas hob, double glazed window and double glazed door to yard and central heating radiator.

Bathroom

Low level WC, washbasin and panel bath, central heating radiator and velux window.

Bedroom 1 14'4" x 14'1" into bay



Double glazed bay window to front and central heating radiator.

Bedroom 2 9'11" x 6'1"

Double glazed window and central heating radiator.

Outside

Yard to rear with carport accessed via an electric remote control roller shutter access door.

Lettings Important Notice

We endeavor 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 advisers 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

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MAIN ROOMS AND DIMENSIONS

Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Lettings Viewing

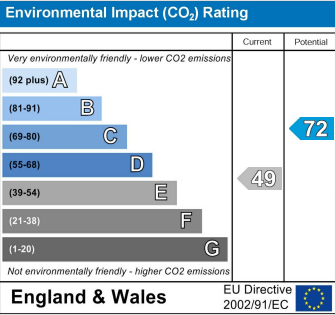
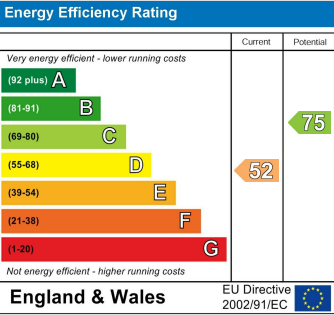
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6114 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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



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