

TO LET



Welcome to *your* place in Sunderland

## Eden House Road

Sunderland SR4 7LB

Ground Floor Flat  
Spacious Lounge  
Yard To Rear  
Easy Access to Metro  
Available Immediately

Two Good Sized Bedrooms  
Modern Fitted Kitchen  
Close to The City Centre  
New to the Market  
Viewings Highly Recommended!

**£395 PCM**

### Main Rooms and Dimensions

Entrance Vestibule	Outside
Hall	Lettings Important Notice
Lounge 14'6" x 11'0" into alcove	Lettings Viewing
Kitchen 8'10" x 6'6"	Council Tax Band
Lobby	Opening Times
Bathroom	Ombudsman
Bedroom 1 14'7" into bay x 11'8" into alcove	
Bedroom 2 11'2" x 11'2"	



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

**Tried. Trusted. Recommended.**