













WAITING LIST FULL FOR THIS PROPERTY - NO LONGER TAKING ANY MORE VIEWING ENQUIRIES.

This larger than average three bedroomed end terraced house really must be viewed to appreciate the amount of accommodation on offer. The accommodation is arranged over two floors and comprises entrance vestibule, entrance hall, lounge, dining room, kitchen, rear porch, bathroom, three bedrooms and a converted loft space all benefiting from gas central heating and UPVC double glazing. Externally there is an enclosed courtyard to front and enclosed yard to the rear with up and over door providing secure off street parking. Situated in the sought after suburb of Fulwell, is ideally located for all amenities and is just a short walk away from the shops and cafes on Sea Road, has excellent transport links to Sunderland City Centre and local road networks. Available January 2021.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Timber door to

## Entrance Vestibule

Laminate flooring, timber/glazed door leading to

## Entrance Hall

Stairs to first floor, radiator and laminate flooring.

## Lounge 15'3" x 12'2"

UPVC double glazed bay window to front, electric fire with feature surround, and radiator.

## Dining Room 12'3" x 11'9"

UPVC double glazed window to rear, understairs cupboard and radiator.

## Kitchen 19'3" x 7'8"

Fitted with a range of wall and base units, worktops, inset sink, tiled splashbacks, gas hob, electric oven, extractor fan, two UPVC double glazed windows to side, wall mounted gas central heating combination boiler, laminate flooring and radiator.

## Rear Porch

UPVC double glazed door leading to outside.

## Half Landing

## Bathroom 7'8" x 8'6"

WC, washbasin, corner bath and shower cubicle, part tiled walls, radiator and UPVC double glazed window to side.

## First Floor Landing

Stairs leading to loft space.

## Bedroom 1 12'10" x 10'4"

UPVC double glazed window to front and radiator.

## Bedroom 2 10'2" x 9'9"

UPVC double glazed window to rear and radiator.

## Bedroom 3 10'2" x 7'1"

UPVC double glazed window to side and radiator.

## Loft Space 15'1" x 9'3"

Measured at height of 5m with velux window.

## Outside

Enclosed courtyard to front. Enclosed yard to rear with up and over door and decked seating area.

## Lettings Important Notice Let

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.

## Lettings Viewing Arrangements

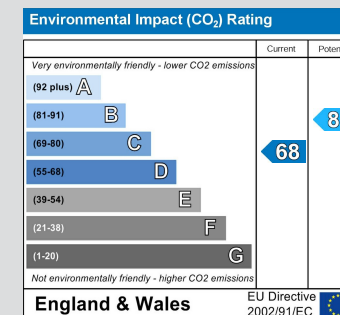
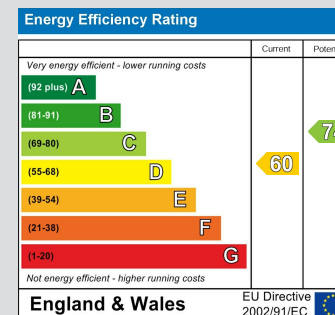
To arrange an appointment to view this property contact us on 0191 5103323, Option 2 or book a viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Ombudsman let

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

## Opening Hours let

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm



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

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