





Home
is where we
share love
and laugh
often







A spacious double fronted three bedroom mid terrace cottage with accommodation all on one level. Internally the well-presented interior includes a hall, attractive lounge, modern kitchen and bathroom and three bedrooms. Benefits of the property include double glazing, gas central heating to radiators and a yard to the rear. This convenient location is well placed for local amenities, shops and schools as well as being ideal for Sunderland City Centre, Sunderland Royal Hospital and transport links including Millfield Metro Station.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via double glazed door to

Entrance Hall

Lounge 14'11" into alcoves x 11'11"

Double glazed French doors leading out into rear courtyard, central heating radiator.

Kitchen 14'5" x 9'1"

Fitted with wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include and oven and gas hob, double glazed window to side, central heating radiator, built in cupboard, wall mounted central heating boiler.

Bathroom

Low level WC, pedestal washbasin and panel bath with electric shower over, tiled floor, central heating radiator and double glazed window.

Bedroom 1 11'3" into alcove x 11'10" into bay

Double glazed bay window to front, central heating radiator.

Bedroom 2 12'0" x 7'10" into alcove

Double glazed window to front, central heating radiator.

Bedroom 3 7'11" x 12'0"

Double glazed window to rear and central heating radiator.

Outside

There is a courtyard to the rear with up and over access door.

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

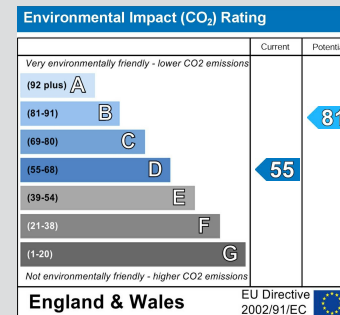
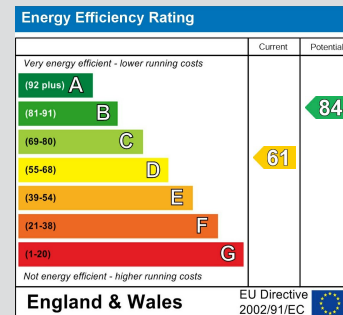
To arrange an appointment to view this property contact us on 0191 5103323, Option 2 or book a viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323