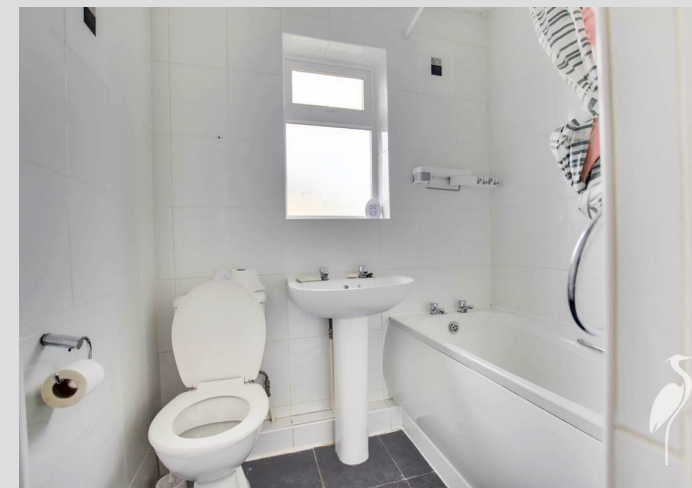










Available from mid September 2026.

Situated in a small private cul-de-sac this terraced property is available on an unfurnished basis. Comprising of a lounge and new kitchen, two first floor bedrooms and a bathroom. Economical to run the property benefits from UPVC glazing and gas central heating. Externally there is a driveway providing off street parking to the front, with a secluded yard to the rear. Enjoying a quiet yet convenient position within walking distance to Pallion Road, Hylton Road, Sunderland Royal Hospital, Pallion Metro System and University Precinct, whilst the City Centre and A19 are nearby.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch

Lounge 14'4" x 11'8"



UPVC window to front, feature fireplace and stairs to first floor landing.

Kitchen 11'8" x 6'4"



Wall and base units with worktops over incorporating sink and drainer unit, integrated oven and hob, UPVC window and door to rear.

First Floor Landing

Bedroom 1 11'1" x 8'5"



UPVC window to front, built-in wardrobes and single radiator.

Bedroom 2 9'8" x 5'4"



UPVC window to front and single radiator.

MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, pedestal basin and bath with overhead electric shower, radiator, storage cupboard and UPVC window to rear.

Outside

Driveway to front providing off-street parking and garden to the rear.

Council Tax Band

The Council Tax Band is Band A.

Movein Costs

Before moving in you will need to pay one month's rent and a bond equal to a months rent.

Lettings Important Info.

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

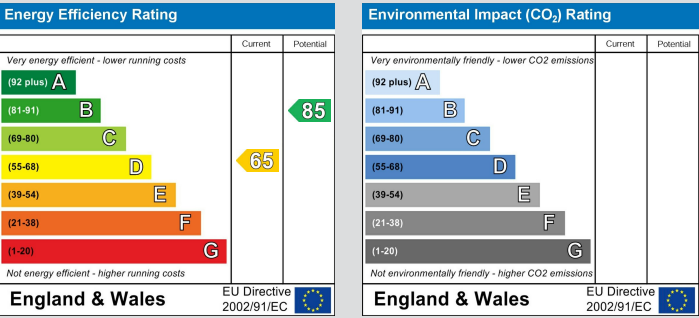
advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Lettings Ombudsman

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

Opening Times

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



Visit www.peterheron.co.uk or call 01915106114