









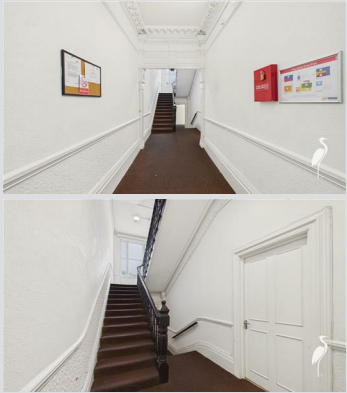
An exceptional opportunity to rent this spacious and beautifully presented four-bedroom top floor maisonette, ideally situated on the ever-popular Claremont Terrace.

Perfectly positioned within easy reach of Sunderland City Centre, the property offers excellent access to a wide range of local amenities, Park Lane Metro Station, and Sunderland Royal Hospital, making it an ideal choice for those seeking generous living accommodation in a convenient location.

Offered on either a furnished or unfurnished basis (subject to negotiation), this impressive home combines character, space, and practicality, with strong demand anticipated. An early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Communal Entrance



Access via communal entrance door with staircase to upper floors.

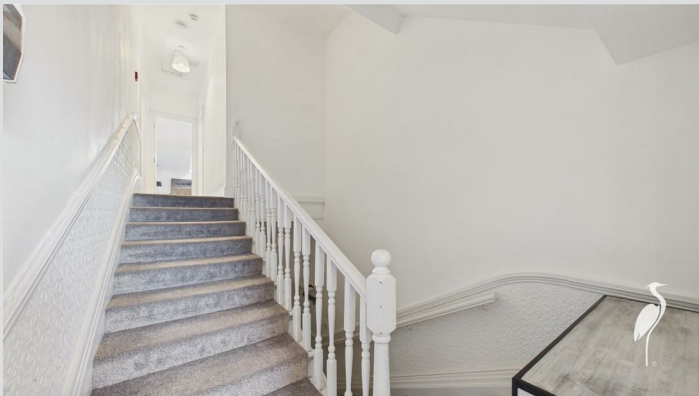
First Floor Landing

Access via entrance door.

Entrance Lobby

Radiator and staircase to half landing.

Half Landing



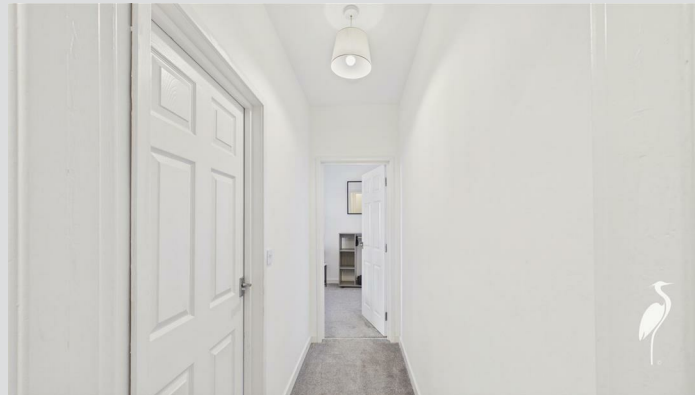
Door to Bedroom 4. Stairs continue to top floor.

Bedroom 4 7'1" x 10'7"



Double glazed window, radiator and built in storage.

Top Floor Landing



Access point to loft.

Living Kitchen 15'3" x 16'3"



Double glazed box bay window and radiator. Range of wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated oven with electric hob and hood. Space for fridge freezer and washing machine.

Bedroom 1 19'7" x 8'5"



Two double glazed windows and radiator.

Bedroom 2 12'9" x 7'11"



Velux window and radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 3 11'8" x 8'2"



Two Velux windows and radiator.

Shower Room



Walk in dual head waterfall shower, low level WC and washbasin set into vanity unit. Heated towel rail.

Council Tax Band

The Council Tax Band is TBC.

Move In Costs

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

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

Lettings Viewing

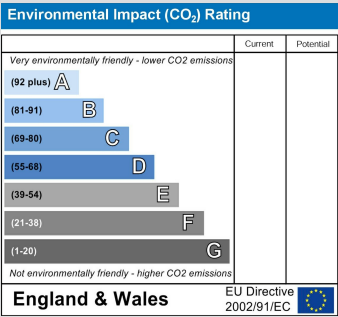
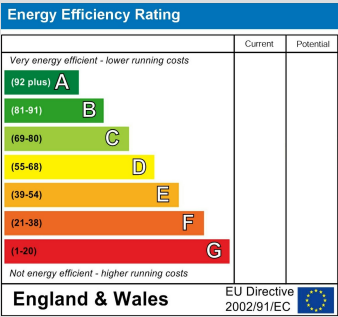
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

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 01915106114

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