

peterheron
sales & lettings

Fulwell Road, Fulwell, Sunderland

£825 PCM









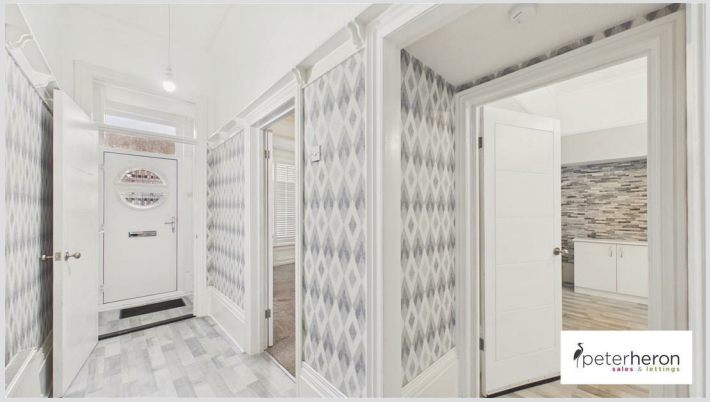


An impressive two bedroom mid terraced cottage finished to a very good standard, available for rent immediately on an unfurnished basis. Internal accommodation comprises entrance hall, lounge with feature fireplace, modern kitchen/diner with patio doors to courtyard, two bedrooms and contemporary bathroom/WC. Externally there is a delightful courtyard to the rear with built in bar and an up and over access door providing off street parking.
Well placed for all local amenities and is particularly convenient for the Stadium of Light Metro Station, Roker Park and the Sea Front.

MAIN ROOMS AND DIMENSIONS

All On One Floor
Access via composite entrance door with a wooden door to

Entrance Hall



Radiator, doors to bedrooms and lounge.

Lounge



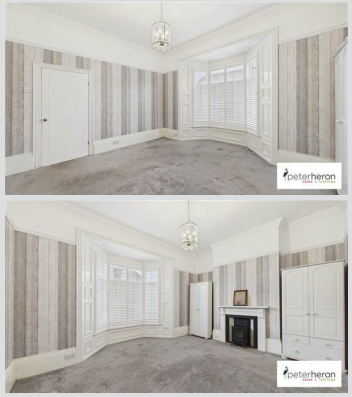
Double glaze window to rear radiator and feature fireplace. Door to kitchen.

Kitchen/Diner



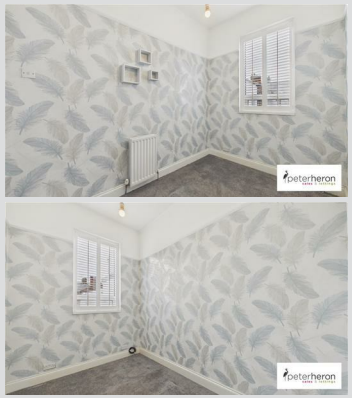
Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Double oven with five burner gas hob and hood space provided for a fridge freezer and washing machine double glazed window and double glazed UPVC French patio doors to rear vertical radiator and door to bathroom.

Bedroom 1



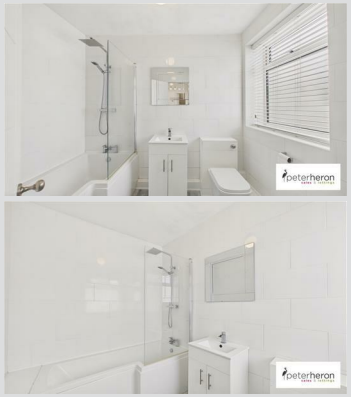
Double glazed bay window to front, log burning stove and radiator

Bedroom 2



Double glazed window to rear and a double radiator

Bathroom



Bath with dual head waterfall shower over, low level wc and hand wash basin set into vanity unit. Vertical radiator and double glazed window to rear.

Outside



Attractive gravelled courtyard with a raised decked patio seating area, also benefitting from an Astroturfed seating area, up and over door to rear and a built-in bar.

Council Tax Band
The Council Tax Band is Band

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

MAIN ROOMS AND DIMENSIONS

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.

