

Kidsgrove Square, Downhill, Sunderland £850 PCM











An attractive three bedroom end terrace house, occupying an excellent position within the popular area of Downhill. Internally the accommodation is well presented, briefly comprising of a hall, a spacious lounge and a fitted kitchen. To the first floor there are three bedrooms and a superb, contemporary bathroom/wc. Benefits of the property include gas central heating to radiators, double glazed windows and gardens to the front and rear. This location is ideal for local amenities as well as offering transport links to surrounding locations. Early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via entrance door to the entrance vestibule.

Entrance Porch
Double glazed windows to the front and side and a door to the lounge.

Lounge 17'1" x 13'6"
Large double glazed window to the rear, stairs to the first floor with storage under, radiator, double doors to the kitchen.

Kitchen 17'1" x 8'9"
Fitted with wall and base units with work surface over incorporating a 1/2 bowl stainless steel sink and drainer unit with mixer tap. Space for oven and hob, washing machine, dishwasher and fridge freezer. Double glazed windows to the front, radiator and a door to the rear garden.

First Floor Landing
Door to the bathroom and a door to the second half of landing.

Bathroom
Modern bathroom with low level WC, wash hand basin with mixer tap, bath with overhead rainfall shower, part tiled walls, tiled floor, UPVC lined ceiling, ladder style heated towel rail and a double glazed frosted window.

Second Landing
Access hatch to loft, radiator and doors to the three bedrooms.

Bedroom 1 9'3" x 14'1"
Double glazed window to the front and a radiator.

Bedroom 2 9'2" x 8'8"
Double glazed window to the rear and a radiator.

Bedroom 3 7'8" x 9'8"
Double glazed window to front, radiator and storage cupboard concealing wall mounted Main Combi boiler.

Outside
To the front there is a garden laid mainly to lawn and to the rear there is a low maintenance garden with some gravelled areas and with a brick outhouse for storage.

Council TaxBand
The Council Tax is Band A.

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.

Viewings Srd
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

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

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

Moving Costs
Before moving in you will need to pay one month's rent and a bond equal to 5 weeks rent.



