

Weldon Avenue, Grangetown, Sunderland

£900 PCM


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A spacious three bedroom mid terraced house available immediately on an unfurnished basis. Occupying a pleasant cul-de-sac position within this ever popular area, internally comprising an entrance hall, lounge, dining room, kitchen, three first floor bedrooms and shower room/wc. Externally there is a delightful rear garden. Close to local amenities, shops and schools as well as offering access to Sunderland City Centre and transport connections.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC double door with inner wooden door to

Entrance Hall
Double radiator, stairs to first floor with storage under and doors to

Lounge 13'6" x 10'5"



Double glazed bay window to the front, double radiator, feature fireplace.

Kitchen 12'1" x 9'6"





Range of wall and base units with counter tops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space provided for the inclusion of a cooker, washing machine and fridge freezer. UPVC door, double glazed window to the rear and a door to

Dining Room 11'5" x 11'1"

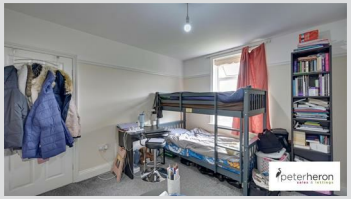


Double glazed UPVC French doors to the rear, feature fireplace, radiator, storage cupboard, built in mirrored sliding door wardrobes.

First Floor Landing
Doors to

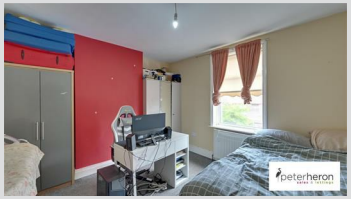
Bedroom 1 11'1" x 11'1"





Double glazed window to the rear, radiator and built in wardrobes and drawers.

Bedroom 2 11'3" x 10'6"





Double glazed window to the front, radiator and built in wardrobes.

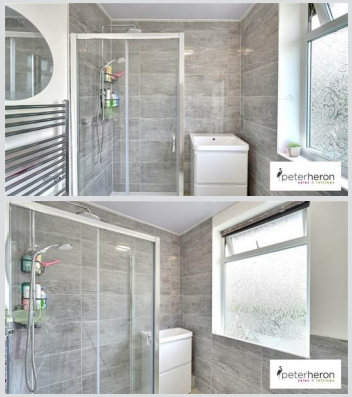
MAIN ROOMS AND DIMENSIONS

Bedroom 3 7'5" x 7'10"



Double glazed window to front and a radiator.

Shower Room



Low level WC, wash hand basin set into vanity unit, walk in shower cubicle with waterfall shower, chrome heated towel rail and a double glazed window.

Outside



Forecourt to front and a low maintenance rear garden with a garage.

Garage
Access via roller shutter door, UPVC French doors to rear garden.

Council Tax Band
The Council Tax Band is Band B.

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
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