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sales & lettings



Goathland Drive, Tunstall, Sunderland

£1,100 PCM


COOK'S BOOK









A superb three bedroom detached residence, occupying an excellent position within this ever popular area. Available immediately on an unfurnished basis, internally the property comprises hall, lounge/diner, conservatory, contemporary breakfasting kitchen and ground floor WC whilst to the first floor there are three bedrooms and a modern shower room/wc. Externally there is long block paved driveway, a single garage and an attractive garden to the rear. Situated within this convenient location, ideally placed for access to a range of local amenities as well as providing excellent links to Doxford International Business Park, Sunderland City Centre and major road connections.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Porch
Inner UPVC door to hall.

Entrance Hall
Stairs to first floor.

Lounge 15'10" x 14'2"





Double glazed window to front, radiator and feature fireplace. Storage cupboard and open into dining area.

Dining Area 7'8" x 9'1"





Radiator, UPVC double glazed French patio doors to conservatory and door to kitchen.

Conservatory 7'4" x 10'6"




Double glazed windows and UPVC double glazed French patio doors to garden.

Breakfasting Kitchen 11'10" x 6'9" plus 7'7" x 9'6"





Range of modern wall and base units with countertops over incorporating a 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hob and hood. Space for a fridge freezer. Double radiator, double glazed window and UPVC door to rear. Door to WC.

Separate WC



Low level WC and washbasin set into vanity unit, double glazed window to rear and door to garage.

First Floor Landing



Double glazed window to side and access point to loft.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 8'10" x 10'11"



Double glazed window to rear, built in mirrored fronted sliding door wardrobes and radiator.

Bedroom 2 8'8" x 9'7"





Double glazed window to front and radiator.

Bedroom 3 6'11" x 7'1"



Double glazed window to front, storage cupboard and radiator.

Shower Room



Walk in shower cubicle, low level wc and wash basin set into vanity unit. Double radiator and double glazed window.

Outside



Garden to the front with driveway providing off street parking and access to garage. Attractive garden to the rear with block paved patio and artificial lawned area.

Garage
Access via electric roller shutter door. Housing wall mounted boiler. Internal door to kitchen.

Council Tax Band
The Council Tax Band is Band C.

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

MAIN ROOMS AND DIMENSIONS

Ombudsman and subscribe to The Property Ombudsman Code of Practice.



