









End of terrace property, located in this well established and popular residential area, close to many excellent amenities. Well appointed throughout this deceptively spacious property provides a wonderful living space. The internal accommodation comprises:- entrance hall, lounge with feature log effect gas fire glazed double doors through to second reception/dining room, a modern fitted kitchen and a ground floor bathroom. To the first floor there are two double bedrooms both with fitted wardrobes. Externally there is an enclosed courtyard to the rear with gated access. Set midway between the City Centre and A19, the property is within walking distance from an excellent range of amenities, including shops, schools, Puma Tennis Centre and Sunderland Ski Slope. Benefitting from gas central heating and UPVC glazing, immediate internal inspection is highly recommended. EPC Rating E.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC glazed door to

Entrance Hallway

Built in cupboard.

Lounge 13'6" x 12'4"



UPVC window to front, alcoves, double radiator, contemporary built-in gas log effect gas fire. Glazed double door through to

Dining Room 14'10" x 14'2"



Double radiator, UPVC window to rear, feature fireplace with multi burner stove.

Kitchen 14'0" x 7'9"



Fitted kitchen floor and wall units, with co-ordinating

worktops, single radiator, stainless steel sink unit/mixer tap. UPVC window to side, plumbing for automatic washing machine.

Lobby

Single radiator, UPVC glazed door to side.

Bathroom



Low level WC, pedestal basin, bath with overhead shower, fully tiled, UPVC window to side, single radiator.

First Floor Landing

UPVC window to side, loft access.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bedroom 1 16'4" x 9'9"



Two UPVC windows (front and side) single radiator, built-in sliding wardrobes.

Bedroom 2 11'11" x 7'11"



UPVC window to rear, single radiator, built-in sliding wardrobes.

Outside

An enclosed courtyard to rear with gated access.

Important Notice

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 advisors 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 Arrangements

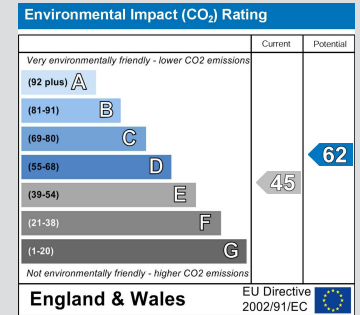
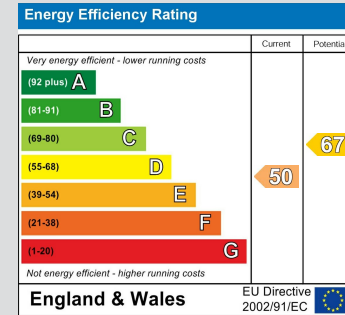
To arrange an appointment to view this property contact us on 0191 5103323, Option 2 or book a viewing online at peterheron.co.uk

Opening Hours

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00 noon

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 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

