









Available immediately on an unfurnished basis, this surprisingly spacious two bedroom two reception room double fronted bungalow offers excellent accommodation for those who require all local amenities to be within easy reach. Comprising lounge, dining room, kitchen, two bedrooms and a bathroom the property benefits from gas central heating UPVC double glazing and a south facing courtyard to the rear with secure off street parking. Just a stone throw from Sea Road shopping centre, Seaburn Metro and Sunderland's magnificent coastline, this delightful home carries a very competitive rental price and should be viewed as a matter of urgency to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Georgian design part glazed door to

Entrance Vestibule

Glazed door to

Reception Hall

Single radiator, laminate flooring.

Bedroom 1 (Rear Facing) 8'6" x 15'0"

UPVC double glazed window, fitted wardrobe and overhead cupboards, shelving and a bedside cabinet.

Bedroom 2 (Front Facing) 8'08" x 11'06"

UPVC double glazed window to front elevation, double radiator, day-doe rail and coved cornicing to ceiling.

Lounge 12'10" x 13'4"

UPVC double glazed window to rear elevation, double radiator, wall mounted gas fire, built-in cupboard, laminate flooring, open plan to

Dining Room 9'1" x 15'8" into bay

UPVC double glazed window to front elevation, single radiator, laminate flooring.

Kitchen 8'9" x 9'3"

Base and eye level units with granite coloured working surfaces and upstands incorporating a single drainer stainless steel sink unit, gas hob, built under electric oven, tiled splashbacks, space for under bench fridge freezer, UPVC double glazed window to side elevation, laminate flooring.

Lobby

Space and plumbing for automatic washing machine.

Bathroom

Low level WC with concealed cistern, washbasin and walk in double shower cubicle - white suite with UPVC lined walls, double radiator and a double glazed window to side elevation.

Outside

South facing enclosed to the rear with secure off street

parking, accessed via an up and over door. Single gate to side and forecourt to front.

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 contact our Sea Road branch on 0191 510 6118 or book viewing online at peterheron.co.uk

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.

1. The first part of the document is a large, empty rectangular area, likely a placeholder for an image or a large text block.



