









Occupying an attractive corner plot, this recently refurbished end terrace house, offers ready to move into accommodation within this popular area of Redhouse. Internally on the ground floor there is an entrance hall, lounge and an impressive contemporary fitted kitchen whilst to the first floor there are two bedrooms and a modern bathroom. Features of the property include double glazing, gas central heating to radiators, courtyard to the rear and pleasant front and side garden. This location is ideal for access to local amenities as well as providing excellent links to Sunderland City Centre and major road connections including the A19.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to

## Entrance Hall

Central heating radiator and staircase to first floor.

## Lounge 10'2" into alcoves extending to 21'3" into recess

Double glazed window to front, central heating radiator.

## Kitchen 16'4" x 5'10"

An impressive contemporary kitchen fitted with wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer, integrated appliances include and oven and gas hob, extractor chimney over, two double glazed windows to rear, central heating radiator and door to rear courtyard.

## First Floor Landing

### Bedroom 1 13'6" x 9'10"

Double glazed window to front, central heating radiator and built in cupboard providing storage space and also houses the central heating boiler.

### Bedroom 2 9'2" x 9'1"

Double glazed window to rear and central heating radiator.

## Bathroom

Low level WC, washbasin set onto vanity unit and a panelled bath with mains shower over, chrome ladder style central heating radiator and double glazed window.

## Outside

Wrap around attractive garden to the front and side, whilst to the rear there is paved courtyard area.

## 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 Times

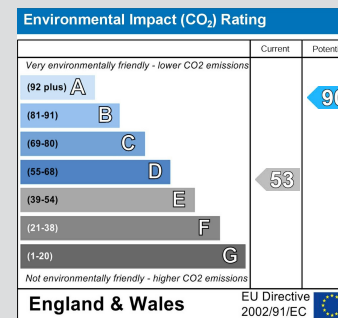
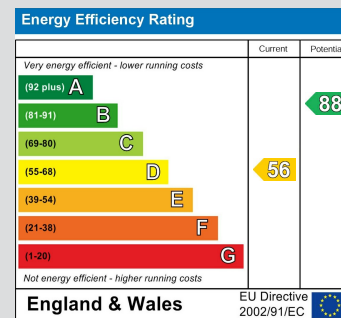
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Lettings Important Notice Let

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.

## Ombudsman

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