









Popularly situated two bedroom semi detached home with impressive west facing gardens to the rear. Comprising living room, fitted kitchen, two bedrooms and a bathroom, the property benefits from gas central heating and UPVC double glazing and externally boasts landscaped gardens to the front with a drive and enclosed west facing lawned gardens to the rear with a large patio. Central to both the A19 and City centre the property is well placed for an excellent range of amenities and is sure to be the subject of considerable interest therefore immediate internal inspection is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Living Room 13'3 x 11'4

UPVC oriel bay window to front, single radiator, gas fire with timber surround, marble hearth, coved cornicing to ceiling, timber door to

Kitchen 5'8 x 14'8

Base and eye level units with stone coloured working surfaces and colour coordinated single drainer sink unit with pedestal mixer tap, electric hob. with built under electric oven, overhead extractor hood, space for fridge freezer, plumbing for automatic washing machine, fitted shelving, tiled floor, tiled splashbacks, UPVC double glazed window and door leading out into west facing rear gardens, single radiator.

First Floor Landing

Access point to loft.

Bedroom 1 (front) 11'6 x 10'5

Maximum width into fitted wardrobes, overhead cupboards and drawers, UPVC double glazed window to front, single radiator, large built in cupboard with fitted shelving.

Bedroom 2 (rear) 8'0 x 8'7

Into fitted wardrobes with sliding mirror fronted doors, UPVC double glazed window to rear, single radiator.

Bathroom

Low level WC, washbasin and double ended panel bath with overhead electric shower - white suite with tiled walls, tiled floor, UPVC double glazed window, wall mounted extractor unit, single radiator.

Outside

Hard landscaped garden to the front with drive, enclosed west facing gardens to the rear with attractive lawns, established borders, timber shed and large patio seating area accessed directly from the kitchen.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

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.

Lettings Viewing Arrangements

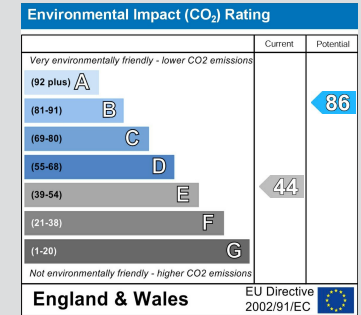
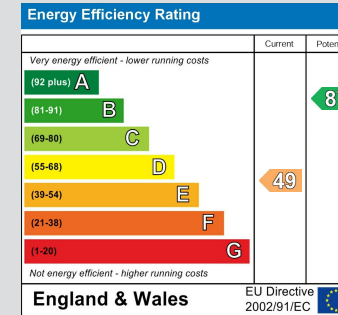
To arrange an appointment to view this property contact us on 0191 5103323, Option 2 or book a viewing online at peterheron.co.uk

Opening Times

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

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

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