









Available on an unfurnished basis this larger style two bedroomed semi detached home occupying pleasant secluded cul-de-sac position, offers an excellent opportunity for professional couples who require excellent transport links and immediate access to Doxford International Business Park, Nissan and the City Centre. The property is tastefully decorated throughout and features a lounge, dining room, kitchen, two first floor bedrooms and a bathroom and benefits from some double glazing and gas central heating. Attractive gardens cater to the front and rear and on street parking is positioned to the side of the property. Sure to command a huge level interest immediate internal inspection is highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Entrance

UPVC double glazed feature door to entrance hall

Entrance Hall

Single radiator, small under stairs storage cupboard, UPVC single glazed window to front elevation.

Lounge 11'8" x 12'9"

Display only fire with timber feature surround, marble effect insert and hearth, UPVC single glazed window to front elevation and single radiator. Open plan to dining room.

Dining Room 9'10" x 9'11"

UPVC double glazed window to rear elevation, single radiator, cornice to ceiling.

Kitchen 7'8" x 9'4"

Attractive base and eye level units with wood colour working surfaces incorporating single drainer stainless steel sink unit, plumbing for automatic washing machine, space for gas cooker, space for fridge freezer, tiled splash backs, vinyl floor tiles, UPVC double glazed window to rear elevation, wall mounted extractor unit and UPVC door to side elevation.

First Floor Landing

Bedroom1 (Front) 11'5" x 14'11" (Max)

Built in cupboard with fitted shelving, UPVC single glazed window to front elevation, cupboard housing wall mounted gas combination boiler serving hot water and radiators, and single radiator.

Bedroom 2 (Rear) 11'1" x 10'7"

UPVC double glazed window to rear elevation and single radiator.

Bathroom

Low level wc, wash basin and bath with overhead electric shower and glass screen - attractive white suite with UPVC lined walls and ceiling, vinyl floor tiles, single radiator and UPVC double glazed window to rear elevation.

Outside

Attractive lawned gardens to the front, on street parking, enclosed lawned gardens to the rear with a pleasant southerly aspect. Passage to side with two brick stores and single gate providing access through to the front gardens.

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

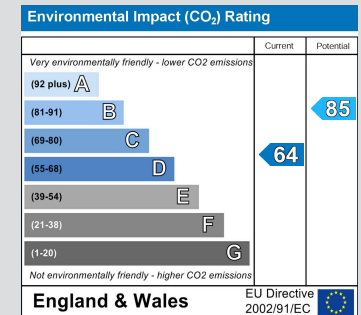
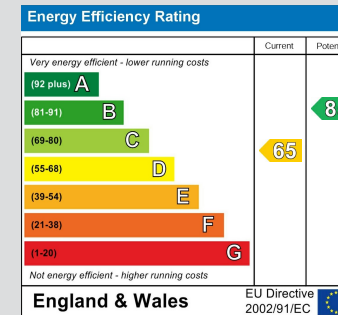
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm

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.

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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