









**MOVE IN INCENTIVES AVAILABLE.**

Available now, this larger style two bedroom semi detached house boasts a recently refitted bathroom and a generous garden to the rear. The accommodation is arranged over two floors and comprises entrance porch, entrance hall, lounge, kitchen, dining room, wash house, two bedrooms, bathroom and separate w.c. all benefiting from double glazing and gas central heating externally there are gardens to the front and rear. Conveniently situated in the popular residential area of Redhouse and ideally placed for a range of amenities, close to schools and providing good access to Sunderland city centre, Nissan, A19 and wider road networks. Early viewing is a must.

# MAIN ROOMS AND DIMENSIONS

## Entrance Porch

UPVC double glazed entrance door and timber glazed door leading to the entrance hall.

## Entrance Hall

Stairs to first floor and radiator.

## Lounge 14'7" x 12'5"

UPVC double glazed window to the front, radiator, living flame gas fire and feature fireplace surround.

## Kitchen 10'9" x 9'9"

Fitted with wall and base units, inset sink, splash back tiling, timber glazed door leading to the wash house and UPVC double glazed window to the rear.

## Dining Room 9'1" x 7'4"

UPVC double glazed window to the rear and radiator.

## First Floor Landing

With loft access and double glazed window to the side.

## Bedroom 1 15'4" x 9'3"

With UPVC double glazed window to the front and radiator.

## Bedroom 2 10'4" x 9'2"

UPVC double glazed window to the rear and radiator.

## Bathroom 5'8" x 4'9"

Bath with shower over, wash hand basin, UPVC double glazed window to the rear and UPVC wall cladding.

## Separate WC 5'9" x 2'11"

With WC and UPVC double glazed window to the side.

## Outside

To the front of the property there is an enclosed garden. To the rear of the property there is generous gardens which is mainly laid to lawn with established well stocked shrub borders.

## Lettings 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.

## Viewing

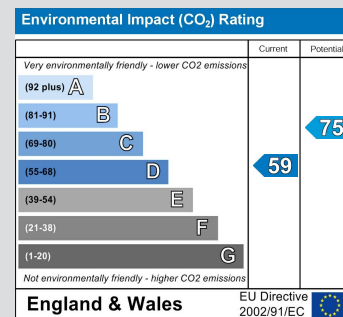
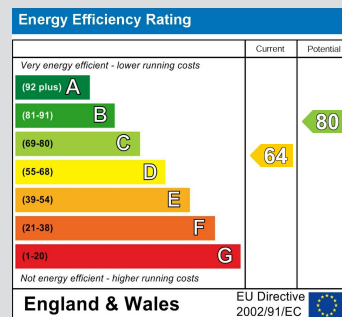
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323, Option1.

## Opening Hours

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

## 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](http://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