

An attractive, modern two bedroom mid link house with a driveway, garage and garden within this popular area. Internally the accommodation is very well presented throughout and is accessed via an entrance porch, opening through to a lounge with bow window and there is a modern breakfasting kitchen. On the first floor there are two bedrooms and a bathroom/wc. Benefits include gas central heating to radiators and double glazing. Situated close to local amenities, Chester Road shops and Sunderland Royal Hospital as well as providing excellent transport links into the City Centre and surrounding areas.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via a double glazed entrance door.

Entrance Lobby

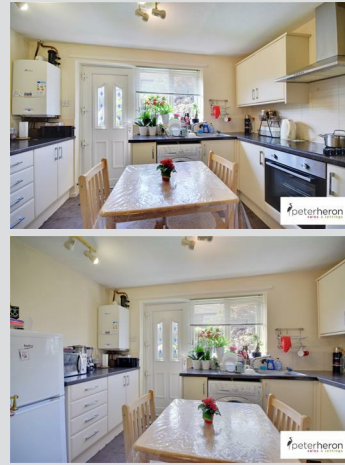
Access into the lounge.

Lounge 13'8" x 11'8" maximum including staircase area



Double glazed bow window to the front, radiator, staircase to first floor landing and door to the breakfasting kitchen.

Breakfasting Kitchen 11'7" x 7'10"



Fitted with wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated appliances include an electric oven and electric hob with extractor over. There's a double glazed window to the rear, tiled floor and double glazed door to the rear garden.

First Floor Landing

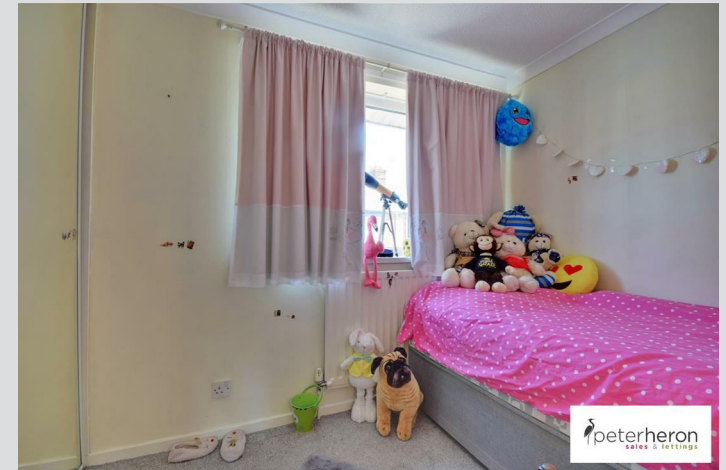
With doors to the bedrooms and bathroom.

Bedroom 1 8'5" x 9'6" not including fitted wardrobes



Double glazed window to the rear, radiator and fitted wardrobes.

Bedroom 2 8'5" x 6'5" not including fitted wardrobes



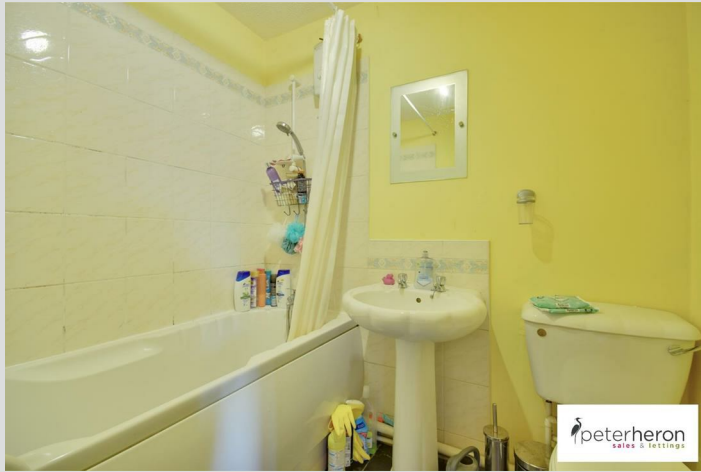
Double glazed window to the front, radiator and fitted sliding door wardrobes.

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Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

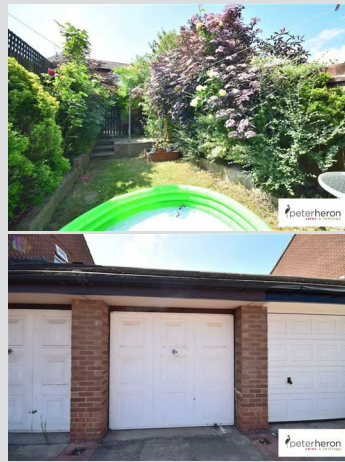
MAIN ROOMS AND DIMENSIONS

Bathroom



A 3 piece suite comprising of a low level WC, pedestal wash basin and panelled bath. There's tiled flooring, part tiled walls, extractor fan and a radiator.

Outside



There is a garden to the rear and the property also benefits from a driveway providing off street parking as well as a single garage.

Council Tax Band

The Council Tax Band is Band A.

Move In Costs

Before moving in you will need to pay one month's rent and a bond equal to a months rent.

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.

Letting Viewings

To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5106114.

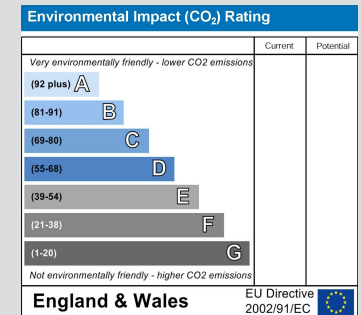
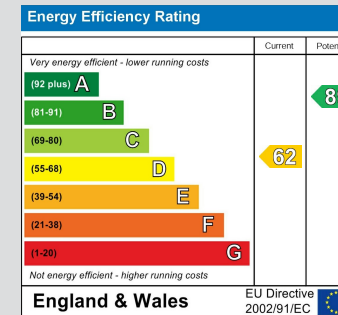
Opening Times

Monday - Friday 9.00am to 5.00pm

Saturday 9.00am to 12noon

Ombudsman

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



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