







An attractive, larger style two semi-detached home, occupying a pleasant position overlooking a small green to the front. Internally the accommodation on the ground floor includes a hall with staircase to the first floor, lounge and a kitchen / diner. On the first floor there are two well-proportioned bedrooms and a bathroom/wc. Benefits of the property include a gas central heating to radiators, double glazing and gardens to the front and rear. Situated within the popular area of Hylton Castle, the property is ideally placed for local amenities, shops and schools as well as offering excellent transport connections to Sunderland City Centre, Doxford International Business Park, Nissan and major road connections including the A19. Available NOW.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hallway

There is a radiator, a double glazed window and a staircase to the first floor.

Lounge 9'6" x 11'10"

With a double glazed bow window to the front, radiator and the room opens through to the kitchen/diner.

Kitchen/Diner 17'2" x 7'10" extending to 9'2"

Kitchen is fitted with wall and base units with a sink and drainer, integrated appliances include an oven and hob, space has been provided for the inclusion of a fridge freezer and a washing machine, there is a radiator, double glazed bow window to the rear and a further standard double glazed window to the rear, there is a double glazed door to the rear garden.

First Floor Landing

With a double glazed window to the side, loft access hatch and doors to the two bedrooms and bathroom.

Bedroom 1 14'1" x 10'0"

Double glazed window to the front, a radiator and a built in cupboard providing storage space and housing the boiler.

Bedroom 2 10'2" x 10'4"

Double glazed window to the rear and a radiator.

Bathroom

Low level WC, pedestal wash hand basin and panel bath with shower attachment, there is a radiator and double glazed window.

Outside

Gardens to the front and rear.

Council Tax Band

The Council Tax Band is Band A.

Lettings Important Info.

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 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.

Lettings Viewing Appointment

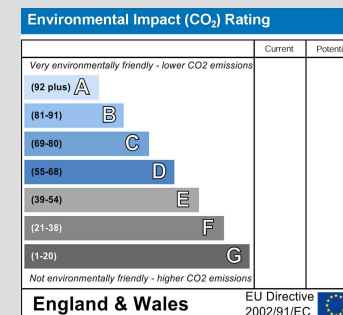
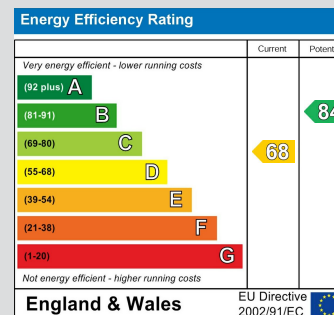
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

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

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