









This two bedroom semi detached features a generous living area, a modern kitchen, and two well-sized bedrooms. The home includes a garden, ideal for outdoor gatherings, and a private driveway for off-street parking. Conveniently located near local amenities, schools, and excellent transport links, this property presents a remarkable opportunity to acquire a lovely home in a highly sought-after area of Sunderland.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door to

## Reception Hall

With a radiator, stairs to the first floor, and is open to the lounge.

## Lounge 13'3" x 12'2"

With a double glazed bay window to the front, a radiator, feature fireplace and a door to the kitchen.

## Kitchen/Diner 12'2" x 9'2"

With a range of wall and base units with work surfaces over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include an oven and gas hob with extractor fan over, space has been provided for the inclusion of a washing machine. There is a radiator, a wall mounted boiler, a double glazed window and a UPVC door to the rear.

## First Floor Landing

## Bedroom 1 11'10" x 9'0"

Double glazed window to the front, a radiator and a built in storage cupboard.

## Bedroom 2 10'7" x 5'11"

With a double glazed window to the rear and a radiator.

## Bathroom

With a low level WC, wash hand basin and a bath with overhead shower, there is a radiator and a frosted window to the rear.

## Outside

Low maintenance forecourt to the front and a driveway, and there is a low maintenance courtyard to the rear.

## Tenure

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Council Tax

The Council Tax Band is Band A

## 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.

## 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

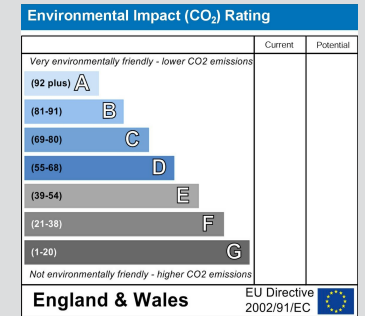
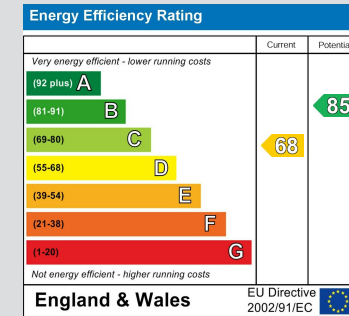
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

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