

A beautifully presented two bedroom semi-detached home, occupying a superb cul-de-sac position within this popular, modern development. The immaculate accommodation includes an entrance hall, lounge/diner and a stunning, contemporary kitchen whilst to the first floor there are two well-proportioned bedrooms and a modern bathroom/wc. Externally there is a garden to the front, driveway, providing off street parking, garage with remote control door and a superb, low maintenance garden to the rear. Ideally located for a range of amenities, shops and schools and offering links to Sunderland City Centre and major road connections, including the A19.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to

## Entrance Hall

Radiator and stairs to first floor landing.

**Lounge/Diner 19'2" x 8'2" extending to 11'7" into recess**



Double glazed window to front and double glazed window to side, two radiators, wood flooring.

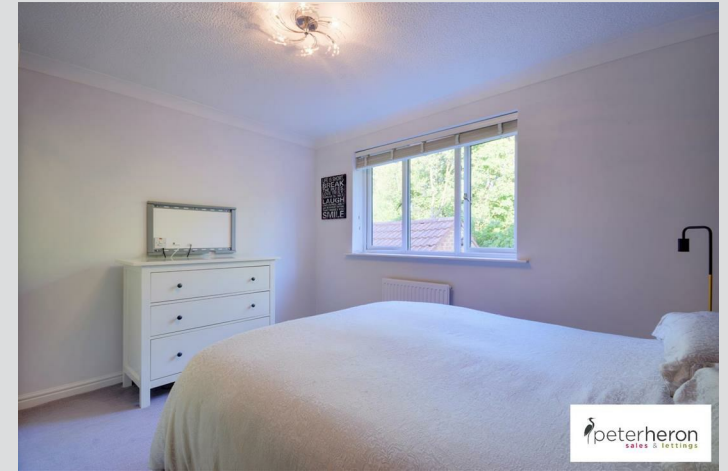
## Kitchen 9'10" x 7'10"



Excellent range of contemporary wall and base units with work surfaces over incorporating sink unit, integrated appliances include an oven, microwave, hob with extractor over, fridge and washing machine. Tiled floor, double glazed window to rear and a door to rear. Please note, the landlord will not be responsible for repairing or replacing any whitegoods should they fail during the tenancy.

## First Floor Landing

## Bedroom 1 11'8" x 10'2"



Double glazed window to rear and radiator.

## Bedroom 2 11'7" max into recess narrowing to 8'4" x 9'4"



Double glazed window and radiator.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **0191 510 3323**

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, pedestal washbasin and panel bath with electric shower over, part tiled walls, radiator and double glazed window.

## Outside



Driveway providing off street parking, a GARAGE with remote control access door and garden to the front. Low maintenance garden to rear with delightful patio area.

### 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.

### Lettings Viewing Srd

To arrange an appointment to view this property please

contact our Sea Road branch on 0191 510 6118 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

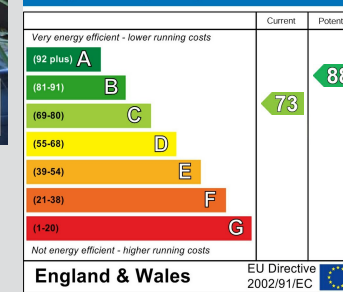
### Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

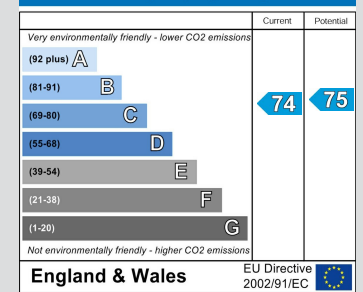
### Ombudsman

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

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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