









Semi-detached house with two generously proportioned bedrooms situated in Yardley Close within this highly sought after development. The beautifully presented accommodation includes an entrance porch, lounge and a fitted kitchen to the ground floor. To the first floor there are two good sized bedrooms and a bathroom. Externally, there is a lawned garden to the front with a block-paved driveway and garage providing off street parking. Attractive garden to the rear. The property is ideally positioned for access to local amenities, Doxford International Business Park and Sunderland City Centre as well as transport links including the A19. Available Now.

MAIN ROOMS AND DIMENSIONS

FawcettStreet Viewing

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

Lettings Important Notice Let

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.

Ombudsman let

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

Opening Hours let

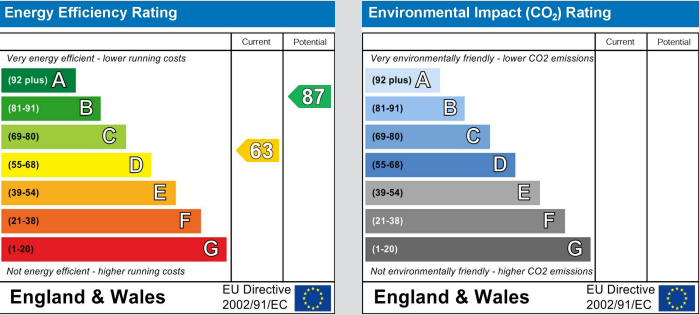
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm

Council Tax

The Council Tax Band is Band C

Movein Costs

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



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