

A spacious two bedroom end link house with a driveway and generous rear garden within this popular and convenient area, landlord will be decorating and re-carpeting before any tenancy begins. Internally the accommodation on the ground floor includes an entrance lobby, lounge and a kitchen whilst to the first floor there are two well-proportioned bedrooms and a bathroom/wc. Externally there are gardens to the front and rear. The property is well placed for access to local amenities as well as offering excellent links to major road connections including the A19. Viewing essential.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed door to

## Entrance Lobby

Staircase to first floor and double radiator.

## Living Room 12'7" into alcoves x 13'11"

UPVC double glazed bow window to front, coved cornicing to ceiling, single radiator and door to kitchen.

## Kitchen 5'11" x 11'11" not including alcoves

Wall and base units with work surfaces over incorporating sink and drainer unit, tiled splashbacks, space for washing machine and fridge freezer, wall mounted Baxi boiler, UPVC double glazed window to rear. Door to lobby.

## Lobby

Base units with integrated hob with extractor over, UPVC double glazed window to side and UPVC double glazed door to outside.

## First Floor Landing

UPVC double glazed window to side, double radiator and access to loft.

## Bedroom 1 12'5" into alcove x 10'9"

UPVC double glazed window to front, single radiator and built in cupboard.

## Bedroom 2 9'3" x 9'7"

UPVC double glazed window to rear, single radiator.

## Bathroom

Low level WC, pedestal wash basin and panel bath with mains shower over, UPVC double glazed window to rear, single radiator, tiled walls and tiled floor.

## 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.

## Fawcett Street Viewings

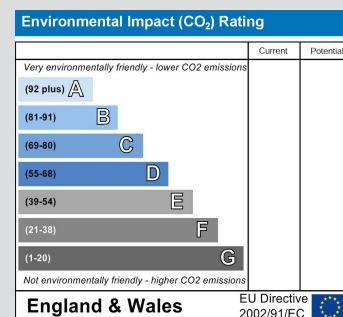
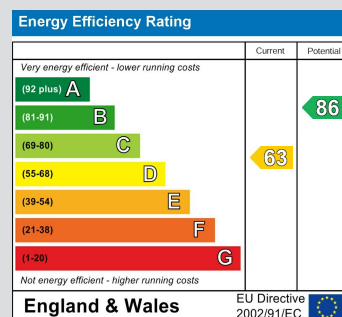
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.



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

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