









Two bedroom end of terrace house, occupying a pleasant cul-de-sac position within this popular residential area, available now, on an unfurnished basis. Internally the well presented accommodation on the ground floor includes an entrance lobby, lounge and a modern fitted kitchen whilst to the first floor there two bedrooms and a bathroom. Benefits of the property include gas central heating, UPVC double glazing and gardens to the front and rear. This convenient location is within easy reach of local amenities as well as offering excellent connections to surrounding areas and major road connections including the A19. Available March 2025.

# MAIN ROOMS AND DIMENSIONS

## Entrance Lobby

Accessed via an entrance door, there is a staircase to the first floor, a central heating radiator and a door to the

## Lounge 12'9" x 11'5" into alcoves



Double glazed window to the front, a central heating radiator and a door to the

## Kitchen 16'4" x 5'10"



Fitted with modern wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and draining unit. Integrated appliances include an electric oven and gas hob with extractor chimney over. There are two double glazed windows to the rear and a central heating radiator.

## First Floor Landing

Doors leading off to the two bedrooms and bathroom.

## Bedroom 1 13'3" x 9'6"



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

## Bedroom 2 9'3" x 8'11"



Double glazed window to the rear and a central heating radiator.

## Bathroom



Fitted with a modern suite comprising of a low-level WC, pedestal wash hand basin and a panel bath with a mainshead shower over. There is a chrome ladder style central heating radiator and a double glazed window.

## Outside



There are gardens to the front and rear.

## 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

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.

## Council Tax

The Council Tax Band is Band A

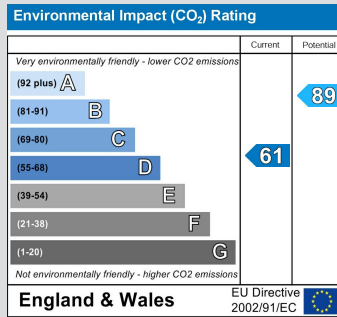
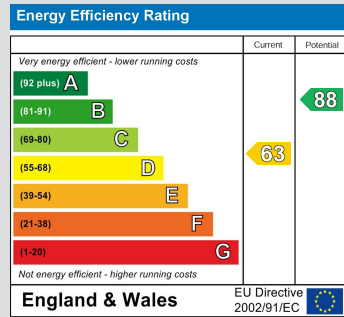
Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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

# MAIN ROOMS AND DIMENSIONS

## Move In Costs

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



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