









This recently refurbished two/three bedroom semi detached home is available immediately on an unfurnished basis. Ideally located for easy access to the A19, Amazon, Nissan, Doxford International Business Park and is within walking distance from an excellent range of local amenities. Internally comprising entrance hall, lounge, contemporary kitchen, dining room/bedroom, two first floor bedrooms and modern bathroom, whilst externally gardens to the front and rear. Early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall

Staircase to first floor.

Lounge 10'5" x 9'8"



Double glazed bay window to front, double radiator and storage cupboard.

Kitchen 9'7" x 8'1"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hob and cooker hood. Space for fridge freezer and washing machine. Double radiator, double glazed window and UPVC door to rear.

Dining Room/Bedroom 3 12'3" x 8'9"



Double glazed window to front and double radiator.

First Floor Landing



Spacious landing with double glazed window, double radiator and access hatch to loft.

Bedroom 1 14'3" x 9'11"



Double glazed window to front and double radiator.

Bedroom 2 8'1" x 6'7"



Two double glazed windows to rear and double radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin and bath, two double glazed windows and double radiator.

Outside



Gardens front and rear.

Council Tax Band

The Council Tax Band is Band B.

Move In Costs

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

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

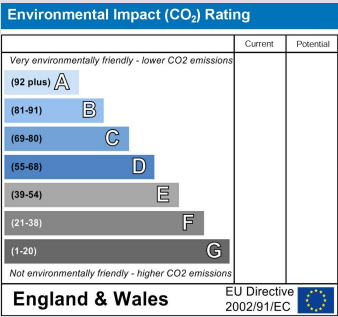
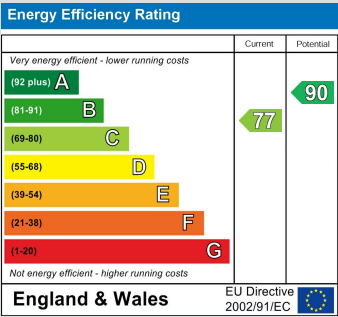
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

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.



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