









This beautifully presented larger style 4 person two bedroom semi detached house occupies a head of cul-de-sac position and offers a well presented living space throughout. Arranged over two floors and comprises entrance hall, lounge, dining room, kitchen, two double bedrooms and a bathroom all benefiting from gas central heating and UPVC double glazing. Externally there are gardens to the front and rear. Situated in the popular residential area of Redhouse, the property is ideally located for all amenities, has excellent transport links to Sunderland City Centre, Nissan, the A19 and local road networks. Available September 2025 on an unfurnished basis.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Hall

Staircase to first floor with understairs storage, double radiator, UPVC double glazed window to front.

Lounge 12'0" x 9'6"

Double glazed window to front, wood effect laminate flooring, double radiator, opening through into dining room.

Dining Room 7'10" x 8'7"

French doors to rear garden, double radiator and wood effect laminate flooring.

Kitchen 8'0" x 9'1"

Base and eye level units with work surfaces over incorporating sink and drainer unit, tiled splashbacks, integrated cooker and extractor hood, space for washing machine, space for dishwasher, double glazed window, single radiator.

First Floor Landing

Access to loft. UPVC double glazed window.

Bedroom 1 9'11" x 14'0"

Double glazed window, storage cupboard housing Worcester combi boiler and single radiator.

Bedroom 2 10'7" x 10'4"

Double glazed window and single radiator.

Bathroom

Low level WC, washbasin vanity unit and bath with overhead shower and glass screen, double glazed window, extractor fan, heated towel rail, tiled walls and tiled floor.

Outside

Gardens to the front and rear.

Council Tax Band

The Council Tax Band is Band A.

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

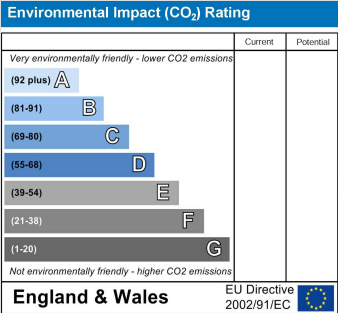
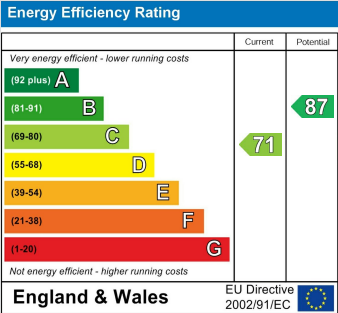
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6118 or book viewing online at peterheron.co.uk

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 or call 0191 510 3323

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