









Available immediately on an unfurnished basis, this popular situated three bedroom and two reception room semi detached home with gardens to the front and rear, offers an excellent opportunity to families and professional couples. With attractive internal decor throughout, the property is well placed for all amenities and is particularly convenient for the A19, Nissan and Doxford International Business park. Also within easy driving distance to the City centre and Sunderland's coastline, the property is sure to impress all who view!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed aluminium sliding door to

Entrance Porch

Part glazed timber door to

Reception Hall

Staircase, single radiator, understairs storage cupboard.

Lounge 12'0" x 13'8"



UPVC double glazed window to front, single radiator, electric fire with feature surround, granite insert and hearth, open plan to

Dining Room 8'4" x 9'0"



UPVC double glazed window to rear, single radiator, Georgian glazed door to

Kitchen 7'8" x 8'9"



Base and eye level units with granite coloured working surfaces, single drainer stainless steel sink, plumbing for

washer, gas hob, electric oven, cupboard concealing wall mounted gas combination boiler serving hot water and radiators, space for fridge, laminate flooring, UPVC double glazed window and door to rear, tiled splashbacks.

First Floor Landing

Access point to loft.

Bedroom 1 (front) 9'4" x 14'3"



Into fitted wardrobes with overhead cupboards, UPVC double glazed window to front, single radiator.

Bedroom 2 (rear) 8'6" x 9'7"



UPVC double glazed window to rear, single radiator, fitted wardrobes, overhead cupboards and bedside cabinets.

Bedroom 3 (front) 7'8" x 9'6"



UPVC double glazed window, single radiator, bulk head cupboard.

Bathroom



Washbasin and panel bath with tiled splashbacks - white suite, laminate flooring, UPVC double glazed window, radiator.

Separate WC



Low level WC.

Outside

Patio gardens to front with wrought iron perimeter fencing and gate. Enclosed gardens to the rear, brick store, single gate to side passage leading through to front gardens.

Council Tax Band

The Council Tax Band is Band A.

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

MAIN ROOMS AND DIMENSIONS

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

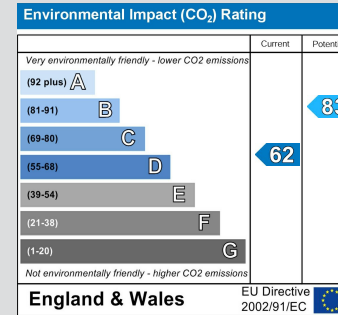
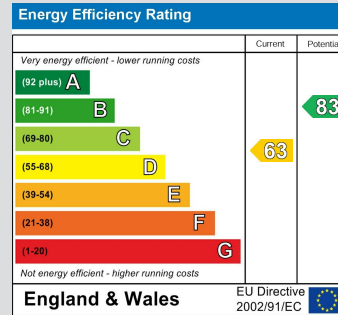
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

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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