









Finished to a very high standard, this two bedroom end link is situated on this delightful street on the periphery of Grindon estate enjoying gorgeous views to the front overlooking fields. Internal accommodation includes a living room, dining kitchen, two good sized first-floor bedrooms and a bathroom and features of note include a gas central heating system, UPVC double glazed windows, mains smoke alarms, gardens to front and additional gardens to the rear with a drive. Central to both the City Centre and A19 the property is well placed for an excellent range of amenities and is sure to command a huge level of interest, therefore, immediate internal inspection is strongly urged.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed feature door to

## Reception Hall

Spindle balustrade staircase, under stairs storage cupboard, laminate flooring, single radiator.

## Lounge 12'0" x 13'9"

Maximum dimensions into square bay with UPVC double glazed windows, single radiator, electric fire with timber feature surround, granite effect insert and hearth.

## Dining Kitchen 8'4" x 18'0"

Maximum into recess, oak coloured wall and floor cupboards with granite coloured working surfaces, single drainer stainless steel sink unit plus mixer taps, space and plumbing for automatic washing machine and fridge freezer, electric cooker with brushed steel splashback, overhead extractor hood, tiled splashbacks, laminate flooring, dining area with single radiator, UPVC double glazed window to rear elevation, single door, built in cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators.

## First Floor Landing

Access point to loft, mains smoke alarm.

## Bedroom 1 (front) 9'9" x 12'8"

Mirror fronted fitted wardrobes with sliding doors, bulk head cupboard, UPVC double glazed window to front with attractive views over fields, single radiator.

## Bedroom 2 (rear) 11'0" x 10'6"

Maximum dimensions into mirror front fitted wardrobes with sliding doors, UPVC double glazed window to rear, single radiator.

## Bathroom

Low level WC, washbasin and bath, over head shower with glass screen - attractive white suite with fully tiled walls,

vinyl flooring, single radiator, wall mounted extractor unit, UPVC double glazed window to rear.

## Outside

Attractive landscaped gardens to the front, open aspect overlooking fields. Enclosed gardens to the rear with drive providing off street parking.

## 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

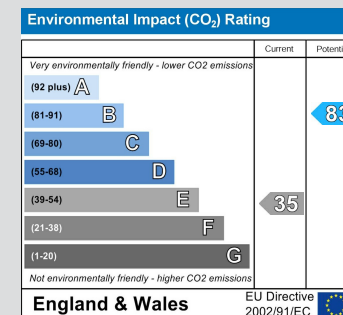
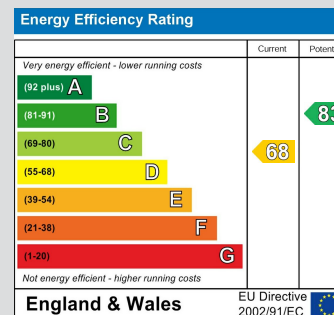
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.



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

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