









Two bedroom semi-detached house, situated within popular location, available on an unfurnished basis. The well-presented accommodation includes a hall, lounge that opens through to a dining room and a modern fitted kitchen whilst to the first floor there are two bedrooms and a contemporary bathroom. Features of the property include gas central heating to radiators, an outhouse and gardens to the front and rear. This convenient location provides ideal access to local amenities as well as offering excellent access to Sunderland City Centre and major road connections including the A690 and A19. Early viewing advised.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed door to

### Entrance Hall



Double glazed window, staircase to first floor, central heating.

### Lounge 12'5" x 9'8"



Double glazed window to front, central heating radiator and access through to

### Dining Room 8'7" x 7'6"



Double glazed window to rear, central heating radiator.

### Kitchen 10'5" x 9'10"



Modern kitchen fitted with a range of wall and base units, work surfaces over incorporating a sink and drainer unit, integrated appliances include electric oven and hob with extractor over, double glazed window to rear, single glazed window to side, wall mounted central heating boiler and door to outhouse.

## First Floor Landing

Single glazed window to side.

### Bedroom 1 15'5" x 8'3"



Double glazed window to rear, central heating radiator and built in cupboard.

### Bedroom 2 10'6" x 9'0"



Single glazed window to rear, central heating radiator and built in cupboard.

## Bathroom



Contemporary suite comprising of a low level WC, pedestal washbasin and panel bath with electric shower over,

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# MAIN ROOMS AND DIMENSIONS

attractive part tiled walls, single glazed window to both side and rear, central heating radiator.

## Outside



Gardens front to rear. Useful outhouse to the side of the property providing additional storage space.

## 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.

## Lettings Viewing Appointment

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.

## Office Opening Hours

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Lettings Ombudsman

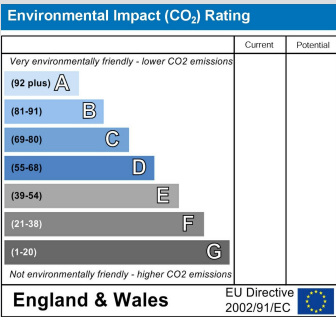
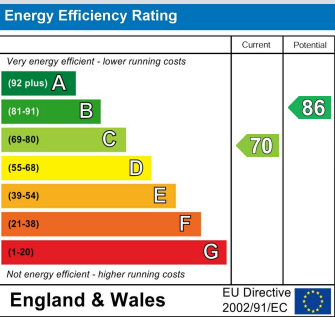
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

## Council Tax

The Council Tax Band is Band A.

## Moving Costs

Before moving in you will need to pay one month's rent and a bond equal to 5 weeks rent.



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