









Early viewing is essential of this attractive two bedroom end link house with a garage, occupying a pleasant cul-de-sac position within this ever popular and convenient area. The accommodation includes an entrance porch, lounge and modern kitchen whilst to the first floor two bedrooms and a contemporary bathroom/wc. Benefits of the property include UPVC double glazing, gas central heating, garage located to the rear of the property and gardens to the front and rear. The property is ideally position for easy access to the shops and cafés on Sea Road, close to all amenities, schools and boasts excellent transport links to Sunderland city centre and wider road networks. Available on an unfurnished basis.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed door to

Entrance Porch

Double glazed window and inner door leading through to

Lounge 19'3" max including staircase area x 11'11"



Double glazed picture window to front, radiator, staircase to first floor.

Kitchen 11'10" x 8'0"



Fitted with a range of wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an electric oven and induction hob, space for a fridge freezer and washing machine. Double glazed window to rear and double glazed door to rear.

First Floor Landing

Bedroom 1 11'10" x 10'7"



Double glazed picture window to front and radiator.

Bedroom 2 12'0" x 8'1"



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

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MAIN ROOMS AND DIMENSIONS

Bathroom



Contemporary suite comprising of a low level WC, washbasin vanity unit and P shaped bath with mains shower over and glass screen, tiled walls and floor, chrome ladder style radiator and double glazed window.

Outside



Lawned garden to the front, whilst to the rear there is a low maintenance garden with artificial grass and paved areas. GARAGE with electric roller shutter access door.

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 Srd

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

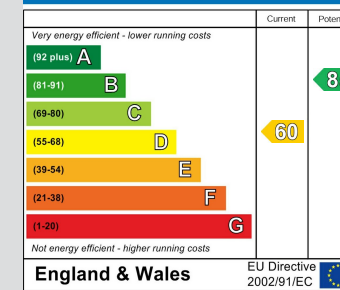
Opening Times

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

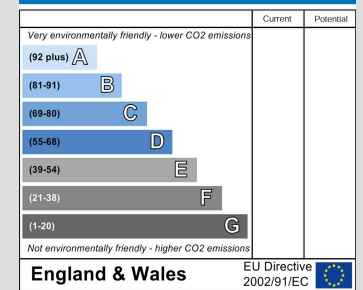
Ombudsman

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

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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