









Excellent modern 2 bed semi in quiet cul de sac position. Ideal for first time buyers and investors alike. The accommodation comprises entrance hall, cloakroom, kitchen, lounge, two bedrooms and bathroom all benefiting from UPVC double glazing and gas central heating. Externally there are gardens to rear along with a driveway. The property is tucked away in this modern development and is ideally located for all local amenities, close to schools and boasts excellent transport links to Sunderland City centre and wider road networks.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Living Room 14'11" x 12'11"



Double glazed patio door to garden and radiator.

Kitchen 8'0" x 6'7"



Modern wall and base units with working surfaces over incorporating sink and drainer unit, electric oven and hob with extractor hood, space for washing machine and fridge freezer, double glazed

First Floor Landing

Bedroom 1 13'0" x 8'0"



Two double glazed windows and radiator.

Bedroom 2 12'10" x 8'3"

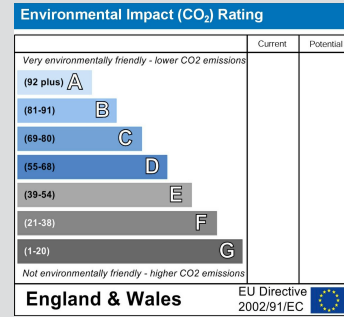
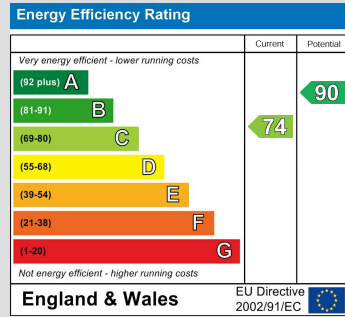
Double glazed window, fitted wardrobes and radiator.

MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin set into vanity unit and panel bath, radiator and double glazed window.



Outside



Mature garden to rear and parking space.

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