













Available October on an unfurnished basis, this popular situate two end link villa offers the perfect accommodation for those professional workers who require a comfortable home close to excellent transport links. The property comprises reception reception hall, living room, breakfasting kitchen, two bedrooms and bathroom, the property has gardens to the front and rear. Benefiting from gas central heating and UPVC double glazing, this fine home is located close to the A19 and is perfect for Doxford International Durham, Newcastle Upon Tyne and Sunderland City centre.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Lobby

### Living Room 13'3 plus bay x 11'4



Double glazed window, fireplace and radiator.

### Kitchen 14'7 x 8'8



Wall and floor cupboards, working surfaces incorporating sink unit, hob with overhead extractor hood, oven, space and plumbing for automatic washing and dishwasher, space for fridge freezer, tiled splashbacks, breakfast bar, UPVC double glazed window and door to rear.

### First Floor Landing

### Bedroom 1 (front) 11'6 x 10'3



UPVC double glazed window, radiator and bulk head cupboard.

### Bedroom 2 (rear) 8'10 x 7'11



UPVC double glazed window and radiator.

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

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, pedestal washbasin and panel bath with overhead shower - white suite with UPVC lined, UPVC double glazed window, glass mounted extractor unit, radiator.

## Outside



Drive to the front with south facing gardens to the rear.

### 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

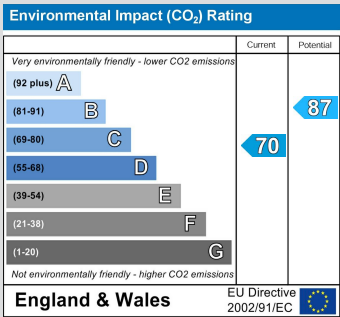
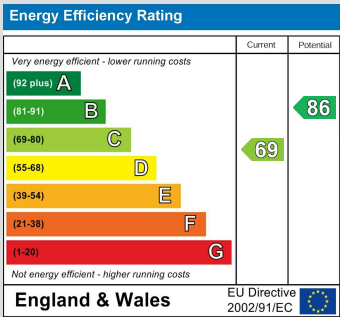
and you must view the property before being considered for an application.

### 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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