













This three bedroom semi detached house occupies an enviable position overlooking a council maintained green area. The well proportioned accommodation is arranged over two floors and comprises entrance hall, lounge, dining room, modern kitchen, three bedrooms and bathroom. Externally there are gardens to the front and rear. Situated in the popular residential area of Grindon the property is ideally located for all amenities, has excellent transport links to Sunderland city centre and local road networks. Available immediately, viewing is a must!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Entrance Hall



Double glazed window to side, radiator and staircase to first floor.

### Lounge 11'4" x 15'0" into alcove



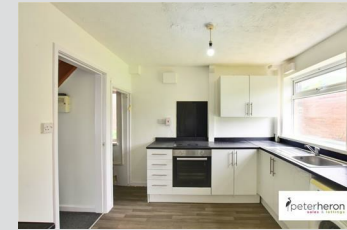
Double glazed window to front and radiator.

### Dining Room 10'9" x 9'3"



Double glazed window to rear and radiator.

### Kitchen 10'0" x 13'2"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated oven and electric hob. Space for fridge freezer and washing machine. Storage cupboard, radiator, double glazed window and UPVC door to rear.

### First Floor Landing

Double glazed window, radiator and loft access hatch.

# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 8'9" x 12'4"



Double glazed window to rear and radiator.

## Bedroom 2 9'3" x 15'2"

Double glazed window to front and radiator.

## Bedroom 3 12'0" x 8'8"

Double glazed window to front and radiator.

## Bathroom

Low level WC, washbasin set into vanity unit and bath with shower over, radiator and 2x double glazed windows.

## Outside



Gardens to the front and rear.

## Council Tax Band

The Council Tax Band is Band A

## Move In Costs

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

## 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

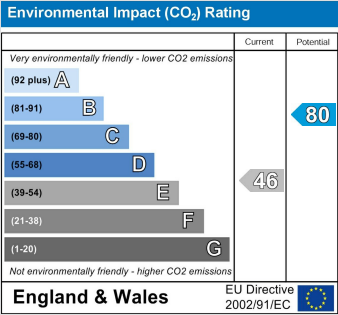
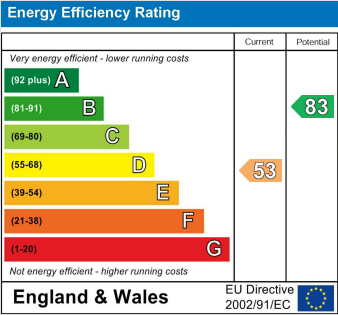
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## Opening Hours

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm

## 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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