









A spacious and well-presented two-bedroom mid-terraced house, available immediately on an unfurnished basis. The ground floor accommodation comprises an entrance porch, hallway, lounge with open plan access to the dining area, and a fitted kitchen. Stairs lead to the first floor where there are two bedrooms and a modern shower room with WC. Additional benefits include low-maintenance yards to both the front and rear, UPVC double glazing, and gas central heating. The property is ideally situated close to a range of local amenities including shops, schools, Sunderland Royal Hospital, and excellent transport links, making it a convenient and desirable home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Porch

Double glazed windows and inner door to hall.

Hallway

Stairs to the first floor.

Lounge 12'9" x 12'6"

Double glazed bay window to the front, radiator, electric fireplace, storage cupboard and open plan to dining area.

Dining Area 9'9" x 9'8"

Double glazed window to rear, radiator, storage cupboard and door to the kitchen.

Kitchen 12'5" x 5'6"

Wall and base units with work surfaces over incorporating single bowl stainless steel sink and drainer unit with mixer tap, integrated appliances include an oven, gas hob and extractor fan, space has been provided for the inclusion of washing machine and fridge freezer. Double glazed window to rear and double glazed door to rear garden.

First Floor Landing

Access point to loft.

Bedroom 1 12'10" x 9'7"

Double glazed window to front, storage cupboard housing the wall mounted boiler, and radiator.

Bedroom 2 9'1" x 7'9"

Double glazed window to the rear and radiator.

Shower Room

Low level WC, wash hand basin, shower cubicle and double glazed window to rear.

Outside

Gardens 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

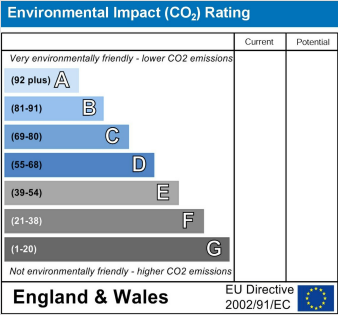
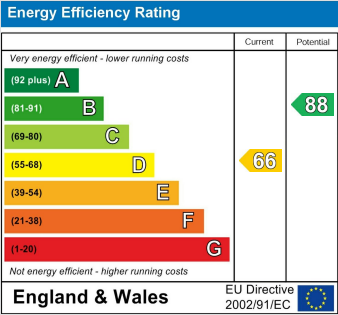
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

Opening 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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