









A well-appointed two-bedroom mid-link house is available for immediate occupancy on an unfurnished basis. The ground floor comprises an entrance porch, a living room, and a kitchen, while the first floor features two bedrooms and a bathroom. Externally, the property includes gardens to the front and rear, as well as residents' parking. Located in a highly sought-after estate, this home offers convenient access to local amenities, South Hylton Metro Station, and major road connections, including the A19.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch

Living Room 14'0" x 11'9"



UPVC double glazed window, radiator and staircase to first floor.

Kitchen 7'10" x 11'8"



Base and eye level units with work surfaces over incorporating sink and drainer unit, tiled splashbacks, integrated oven and induction hob with extractor, UPVC double glazed window, radiator, washing machine, wall mounted Baxi combi boiler.

First Floor Landing

Access to loft.

Bedroom 1 11'8" x 8'7"



Double glazed window and radiator.

Bedroom 2 8'9" plus fitted wardrobes x 6'6"



Double glazed window, radiator, storage cupboard and fitted mirror fronted sliding wardrobes.

Shower Room



Low level WC, washbasin and walk in shower cubicle, tiled walls, heated towel rail, double glazed window.

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

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

representation or warranty whatever in relation to this property.

Lettings Viewing

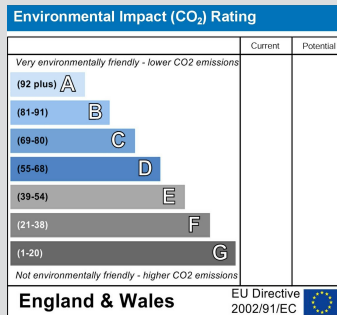
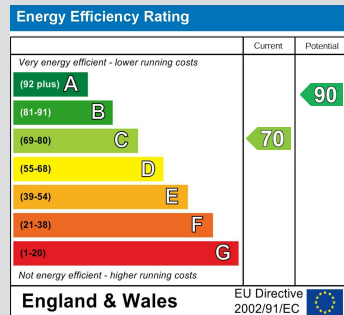
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

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.



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS