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This modern three bedroomed end link villa which enjoys a convenient position close to range of local amenities including Sunderland City Centre, the Sea Front and A19, this popular style home is ideal for professionals and carries a very competitive asking price. Accommodation is arranged over two floors and includes a reception hall with ground floor WC, living room, dining kitchen, three first floor bedrooms and a bathroom. Features of note include gas central heating, double glazing, town garden to the front and enclosed gardens to the rear with two parking bays. Ideal for Nissan and Doxford International Business Park workers, the property is sure to command considerable interest therefore immediate internal inspection is highly recommended to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Reception Hall

Radiator.

## Ground Floor WC



Low level WC and washbasin, double glazed window to front and radiator.

## Lounge 15'8" x 14'11"



Double glazed windows to side and front, 2x radiators and stairs to first floor.

## Dining Kitchen 8'5" x 14'11"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and cooker hood. Space for fridge freezer and washing machine. 2x radiators, storage cupboard and UPVC French doors to rear.

## First Floor Landing



Access point to loft.

## Bedroom 1 (front) 13'3" x 8'5"



Double glazed window to front, radiator and built in wardrobes with sliding mirror fronted doors.

## Bedroom 2 (rear) 10'7" x 8'5"



Double glazed window to rear and radiator.

## Bedroom 3 (front) 10'5" x 6'2"



Double glazed window to front and radiator.

## Bathroom



Low level WC, washbasin and bath with shower over, double glazed window to rear and radiator.

## Outside



Laid to lawn gardens to the front, enclosed lawned gardens to the rear with a patio seating area accessed directly from the French doors in the dining room. Two parking bays are located to the 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 five weeks 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

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

# MAIN ROOMS AND DIMENSIONS

Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Lettings Viewing

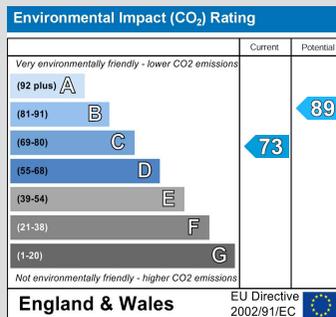
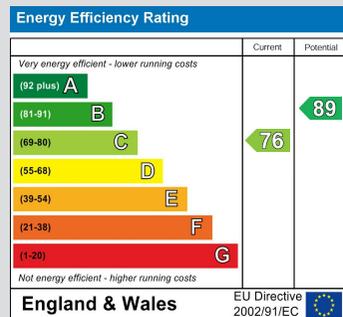
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## 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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