









This stunning two bedroomed mid link home boasts a fabulous kitchen/dining room and is tastefully decorated with a contemporary theme throughout, being one of the best examples of its type is a credit to the Landlord. The internal accommodation comprises entrance porch into 12ft open plan living room, 11ft luxury contemporary fitted kitchen/diner. To the first floor there are two bedrooms and bathroom and externally there are gardens to front and rear with lawns to front and decked patio area to rear with pond feature. Situated in Ryhope boasting a popular and convenient location for access to the A19, Doxford International Business Park, Sunderland City Centre only a short drive away. Benefitting from UPVC glazing and gas central heating, immediate internal inspection is highly recommended. EPC Rating C

MAIN ROOMS AND DIMENSIONS

GROUND FLOOR

ENTRANCE PORCH

Storage cupboard

LOUNGE 12'0" x 11'7"



Real wood flooring, halogen lighting, double radiator, UPVC window to front, stairs to first floor landing.

KITCHEN/DINER 11'7" x 11'0"



Luxury contemporary black and white hi-gloss fitted kitchen floor and wall units, with co-ordinating worktops, single radiator, black hi-gloss tiled flooring, display cabinets, stainless steel sink unit, stainless steel extractor fan, five ring gas hob, built-in oven, integrated wine chiller, integrated dish washer, attractive plinth lighting. UPVC door to rear.

FIRST FLOOR LANDING

Contemporary inset stairwell Led lighting.

MASTER BEDROOM 11'7" x 8'3"



Double radiator, UPVC window to front, built-in storage cupboard.

BEDROOM 2 10'11" x 8'2"



Hardwood flooring, UPVC window to rear, double radiator, halogen lighting, built-in storage cupboard.

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MAIN ROOMS AND DIMENSIONS

BATHROOM



Low level WC, pedestal basin and bath with overhead shower, ceramic tiled flooring, single radiator, UPVC window to rear.

OUTSIDE

Gardens to front and rear with lawns to front and decked patio area to rear with pond feature. Garage space.

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 Fawcett

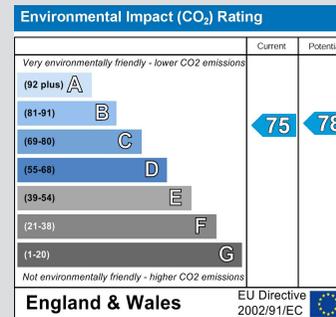
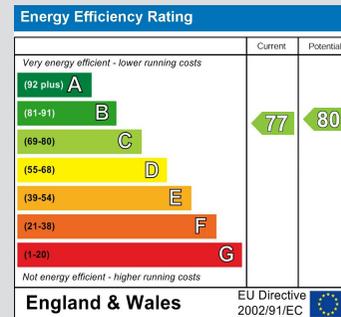
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6114 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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