









A superb three bedroom semi-detached house situated within the sought-after Cherry Tree Park development. Internally the impressive accommodation is accessed via an entrance hall with a cloakroom/wc and door connecting through to an attractive lounge. At the side there is an impressive kitchen / diner, fitted with a range of stylish units, integrated appliances and French doors to the rear garden. On the first floor there are three bedrooms and a modern bathroom/wc. Externally there is a lawned garden to the rear and the property benefits from a double length driveway. The convenient location of the property is ideal for local amenities as well as offering excellent access to major centres and road connections including the A19. Available NOW.

MAIN ROOMS AND DIMENSIONS

Ground floor

Marble tiles throughout the full ground floor.

Entrance hall

Entrance via composite front door, leading into spacious entrance hall with two storage cupboards, a radiator, stairs to the first floor and doors to the lounge, WC and kitchen/diner.

Lounge 10'2" x 16'2"



The lounge features double glazed windows to the side and front elevations and a radiator.

Kitchen/Diner 16'2" x 8'9"



The kitchen/diner benefits from a range of contemporary wall and base units with countertops over incorporating a single bowl sink and drainer unit. Integrated appliances include a fridge/freezer, electric oven, electric hobs with

overhead extractor fan and glass splashback and a dishwasher. The kitchen also features under cupboard lighting, part tile walls, double radiator, double glazed windows to the side and rear elevations and double glazed french doors to the rear elevation.

WC



The ground floor WC features a low level wc, handwash basin and radiator.

First floor

First floor landing with doors to bathroom and bedrooms.

Bedroom 1 13'10" x 9'8" max



A spacious double bedroom featuring double glazed windows to the rear and front elevations, radiator, door to en suite shower room.

En suite shower room



Featuring a low level wc, hand wash basin, walk in shower, double radiator and double glazed window to the front.

Bedroom 2 8'7" x 12'4" max



Featuring a built in storage cupboard, radiator and double glazed windows to the front and side elevations.

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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

Bedroom 3 6'9" x 7'3"



Radiator and double glazed window to the side elevation.

Outside



The property benefits from an attractive exterior, benefitting from a spacious, grass and block paved garden with a shed

and a low maintenance grass garden to the front with a modern fence surrounding the perimeter of the property. Also benefitting from a small park opposite.

Bathroom



Modern bathroom featuring low level wc, hand wash basin, part tile walls, radiator, double glazed window and bath.

Council Tax

The Council Tax Band is Band B

Lettings Important Info.

We endeavour 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 Appointment

To arrange an appointment to view this property please complete an 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.

Move in Costs

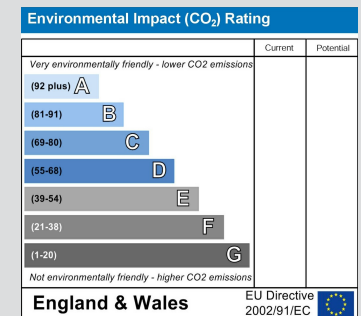
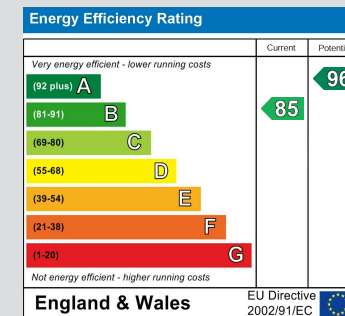
Before moving in you will need to pay one month's rent and a bond equal to a month's rent.

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Opening Times

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



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