









A superb recently refurbished two bedroom end terraced home set within walking distance of all local amenities and providing an excellent opportunity for those looking to rent. Beautifully presented, the property internally comprises entrance hall, lounge, modern kitchen, two first floor bedrooms and a contemporary bathroom whilst externally there is a landscaped garden to rear. Available immediately on an unfurnished basis, this fantastic home is set midway between the City centre, A19 and coast, viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Porch

Inner UPVC door to hall.

Entrance Hall

Radiator and staircase to first floor. Door to lounge.

Lounge 13'2" x 12'9"



Double glazed window to front and rear. Door to kitchen.

Kitchen 13'8" x 5'10"



Range of base units with countertops over incorporating 1 1/2 bowl Franke sink and drainer. Integrated oven, electric hob and cooker hood. Space for washing machine and fridge freezer. Pantry cupboard and radiator. Two double glazed windows and UPVC door to rear.

First Floor Landing

Loft access hatch.

Bedroom 1 13'3" x 9'8"



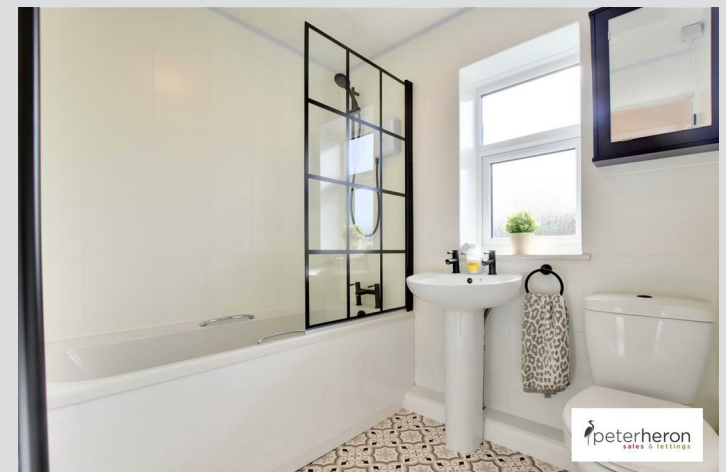
Double glazed window to front, radiator and storage cupboard.

Bedroom 2 9'2" x 9'1"



Double glazed window to rear and radiator.

Bathroom



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

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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

Outside



Gardens 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 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

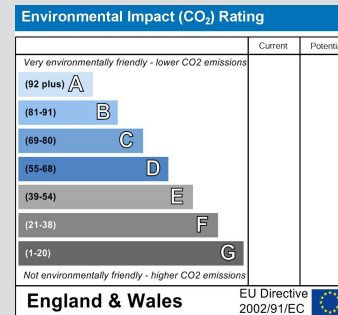
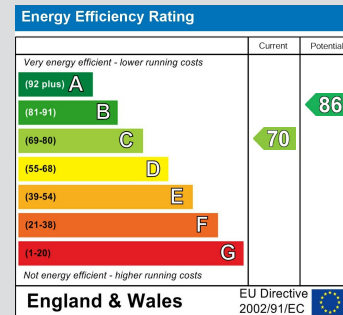
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

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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