









This generously sized two-bedroom, two-reception-room dormer terraced property is finished to a high standard, featuring tasteful interior décor throughout. The home benefits from gas central heating and UPVC double glazing, creating a bright and inviting atmosphere. The accommodation comprises a lounge, dining room, kitchen, two double-sized bedrooms, and a bathroom, with an enclosed courtyard situated at the rear. Ideally located to provide easy access to an excellent range of amenities, the property is equidistant from both the City Centre and the A19, making it an ideal choice for those working at Doxford International Business Park, Nissan, Sunderland Royal Hospital, or the University.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Entrance via UPVC door into

## Entrance Hall

Stairs to first floor with storage under, radiator and door to Dining Room.

## Lounge



Double glazed window to the front elevation, radiator and feature fireplace. Open Plan into Dining Room.

## Dining Room



Double glazed UPVC French doors to rear, radiator and door to Kitchen.

## Kitchen



Range of wall and base units with countertops over incorporating a sink and drainer with mixer tap. Integrated oven, gas hobs, cooker hood and fridge/freezer. Space provided for inclusion of a washing machine.

## First Floor

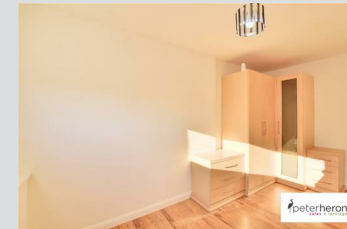
Landing with doors to

## Bedroom One



Double glazed window to front elevation, radiator and built in wardrobes and drawers.

## Bedroom Two



Double glazed window to rear and a radiator.

## Bathroom



Bath with shower tap, walk in shower cubicle, low level wc and hand wash basin. Also benefitting from a storage cupboard and double glazed frosted window.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Low maintenance rear courtyard.

## Council Tax

The Council Tax Band is Band A.

## Lettings Important Information

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.

## Movein Costs

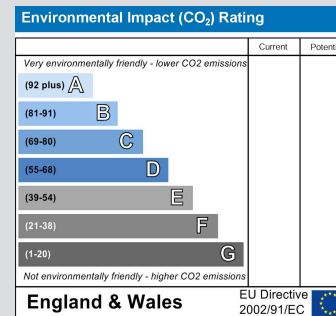
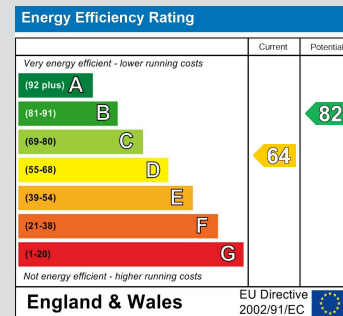
Before moving in you will need to pay one month's rent and a bond equal to a month's rent.

## 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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