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An attractively presented and deceptively spacious two bedroom, dormer cottage, available on an unfurnished basis. Internally the accommodation includes an entrance lobby, lounge and open plan dining room, fitted kitchen and modern bathroom whilst to the first floor there are two bedrooms. The property benefits from gas central heating to radiators, double glazing and a shared yard to the rear. The property is within convenient access of local amenities as well as Sunderland City Centre, Doxford International Park and also major road connections including the A19. Available Mid April 2024 onwards.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via a double glazed entrance door to

## Entrance Lobby

Inner door connecting through into

**Dining Room 10'2" maximum including stair case area x 14'9" in**



Double glazed window to the front, central heating radiator, staircase to the first floor and there is an arch way leading through to

**Lounge 10'1" into alcove by 15'1"**



Double glazed window to the rear, central heating radiator, feature fireplace.

**Kitchen 15'7" maximum x 5'10"**



Fitted with a range of wall and base units with work surfaces over incorporating a sink unit. Integrated appliances include an oven and gas hob. Central heating radiator, wall mounted central heating boiler, double glazed window to the side, tiled floor, part tiled walls.

## Rear Lobby

Central heating radiator, double glazed door leading to the yard.

## Bathroom



Fitted with a white three piece modern suite comprising of a low level WC, pedestal wash hand basin and panel bath

with a mains head shower over. There are part tiled walls, tiled floor, chrome ladder style central heating radiator and a double glazed window.

## First Floor Landing

**Bedroom 1 10'5" x 8'3"**



Located to the rear of the property and has double glazed window and central heating radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 16'2" x 5'7" plus recess



Double glazed window to the front and central heating radiator.

### Outside

There is a shared yard to the rear of the property.

### 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

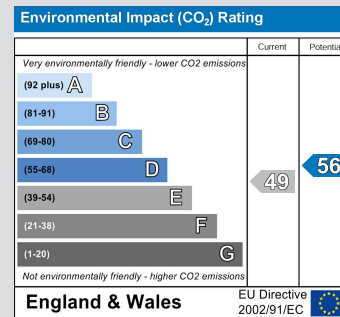
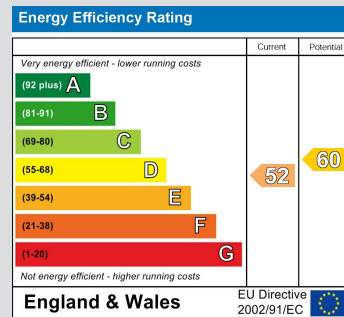
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6114 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

### 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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