







Live
Laugh
Love



This two bedroomed mid link property is beautifully appointed throughout and is situated in the popular residential area of Town End Farm with excellent transport links nearby including the A19, excellent for commuting to Nissan and Doxford International Business park and only a short drive from Sunderland City Centre. The internal accommodation is arranged over two floors and comprises of an open plan living room, kitchen/diner, two bedrooms and a family bathroom. Externally gardens to the front and rear with gated access. Available end of January 2025.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC glazed door to

Entrance Lobby

Open Plan Living Room 13'3" x 12'2"

UPVC bow window to front, laminate flooring, single radiator, stairs to first floor.

Kitchen/Diner 12'2" x 9'04"

Contemporary fitted wall and floor units with coordinating worktops, built in gas hob/oven, stainless steel extractor fan, UPVC window to rear, single radiator, UPVC door to rear.

First Floor Landing

Bedroom 1 11'10" x 9'0"

UPVC window to front, single radiator, built in storage cupboard, laminate flooring.

Bedroom 2 10'9" x 6'0"

UPVC window to rear, single radiator, laminate flooring.

Bathroom

Low level WC, washbasin and bath with overhead shower and hand held shower, UPVC window to rear, single radiator.

Outside

Lawned garden to front and an enclosed garden to rear with gated access.

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 Appointment

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

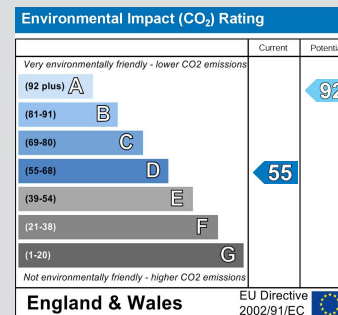
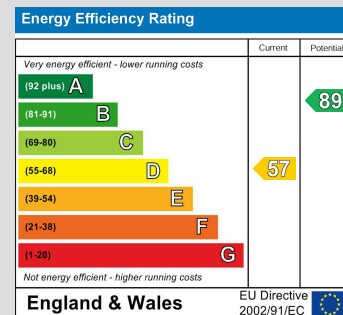
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Council Tax

The Council Tax Band is Band A.

Movein Costs

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



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS