













A two bedroom semi-detached house occupying a delightful cul-de-sac position within this highly regarded area of Fulwell, available NOW on an unfurnished basis. Internally the beautifully presented accommodation includes to the ground floor of an entrance lobby with staircase to the first floor, lounge, modern fitted kitchen that connects through to a dining room and there is a useful utility / cloakroom/wc. On the first floor there are two bedrooms and a contemporary bathroom. Benefits of the property include double glazing, gas central to radiators and a patio style garden to the rear. This convenient location is close to local amenities, shops and schools as well as providing excellent transport links to surrounding areas.



# MAIN ROOMS AND DIMENSIONS

## Entrance Lobby

Access via a double glazed entrance door, there is a staircase to the first floor and a door leading to the

## Lounge 14'7" x 10'10"

Double glazed window to the front, a central heating radiator and a feature fire place with an electric fire. There is a door that connects through to the

## Kitchen 13'7" x 8'0"

An impressive modern fitted kitchen fitted with wall and base units with work surfaces over incorporating a sink and draining unit. Integrated appliances include an electric oven and hob. There is a built in cupboard, a feature tall central heating radiator, a double glazed window to the side and a door leading to the

## Dining Room 10'9" x 7'4"

Double glazed french door to the rear, a central heating radiator and a door to the

## Utility/Cloakroom WC

This useful room has plumbing for a washing machine, a double glazed window to the rear and is fitted with a low level WC and a pedestal wash hand basin.

## First Floor Landing

Double glazed window to the side and doors leading to the two bedrooms and bathroom.

## Bedroom 1 11'0" x 15'2" into recess x 12'9"

This generously proportioned bedroom has two double glazed windows to the front and a central heating radiator.

## Bedroom 2 10'9" x 6'7" (not including fitted wardrobes)

Double glazed window to the rear, a central heating radiator and fitted wardrobes.

## Bathroom

Stunning contemporary bathroom fitted with a three piece suit comprising with a low level WC, pedestal wash hand

basin and padel bath with mainshead shower over it. There is a chrome ladder style central heating radiator, an extractor fan and a double glazed window to the rear.

## Outside

There is blocked paving to the front and a patio style garden to the rear.

## Lettings Important Notice

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 advisors 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 Arrangements

To arrange an appointment to view this property contact us on 0191 5103323, Option 2 or book a viewing online at peterheron.co.uk

## Opening Hours

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm

## Movein Costs

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

## Council Tax

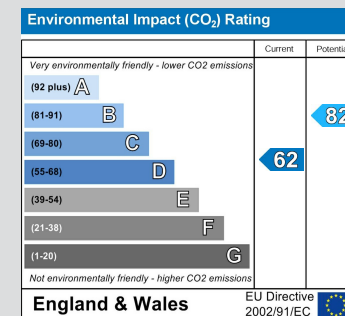
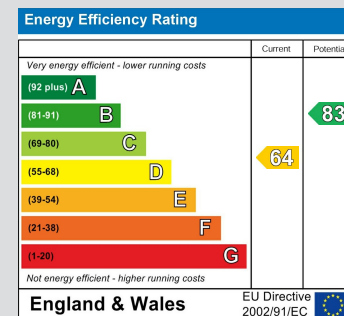
The Council Tax Band is Band B

## Ombudsman Let

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



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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