









VIEWING LIST NOW FULL.

A spacious three bedroom semi-detached home situated within this popular area of Springwell, available end of July. Internally there is an entrance porch, hall with staircase to the first floor, lounge, dining room, kitchen and an outhouse area. Externally there is a driveway and gardens to the front and rear. Enjoying an ideal position for local amenities, shopping facilities and schools, as well as providing excellent connections to Sunderland City Centre and major road links including the A19.

MAIN ROOMS AND DIMENSIONS

Ground floor

Accessed via a double glazed entrance door.

Entrance Porch

There's double glazed windows and a double glazed inner door into the hall.

Hall

With a radiator and staircase to first floor.

Lounge 15'4" x 10'9"

Double glazed bow window to the front, radiator, fireplace with living flame effect gas fire and double doors to the dining room.

Dining Room 9'0" x 7'9"

Double glazed window to the rear, radiator and door to the kitchen.

Kitchen 13'10" x 10'2"

With wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated appliances include an electric oven and electric hob. Space is provided for the inclusion of a fridge freezer. There's a double glazed window to the rear, wall mounted boiler, radiator, built in cupboard and door to the outhouse.

Outhouse

This useful space has double glazed doors to both the front and rear and a double glazed window.

First Floor Landing

With double glazed window, airing cupboard, radiator and doors to the bedrooms and bathroom.

Bedroom 1 14'1" x 9'5"

Double glazed window to the rear, radiator and built in cupboard.

Bedroom 2 10'10" x 8'11"

Double glazed window to the front.

Bedroom 3 9'6" x 8'11"

Double glazed window to the front, radiator and fitted sliding door wardrobe.

Bathroom

Fitted with a 3 piece suite comprising of a WC, wash hand basin and panelled bath with 2 double glazed windows and a radiator.

Outside

There are gardens to the front and rear and a driveway providing off street parking.

Lettings Important Info.

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.

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

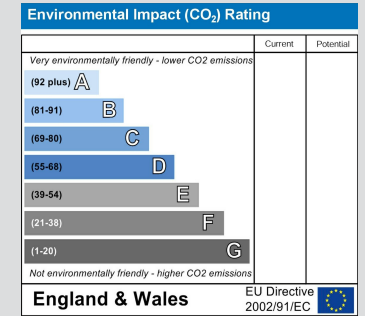
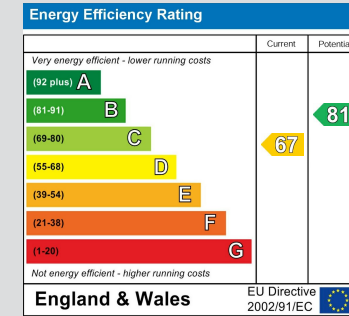
Opening Times

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.



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

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