

**SORRY - NOT SUITABLE FOR STUDENTS.**

Occupying a delightful cul-de-sac position off Crosslea Avenue within this highly sought after location is this attractive two bedroom semi detached bungalow. Internally the accommodation is arranged all on one level and includes an entrance hall, living room, recently fitted kitchen with separate utility, two good size bedrooms and a modern shower room. Externally there is a low maintenance garden to the front whilst to the rear an enclosed lawned garden with patio seating area. This ever popular area is ideally placed for local amenities as well as offering excellent links to surrounding areas and major road connections. Available June 2025.



# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

### Entrance Hall

Single radiator and wood effect laminate flooring.

### WC



Low level WC, single radiator, tiled walls and double glazed window.

### Living Room 15'0" plus bay x 12'8"



Double glazed bay window to front and single radiator.

### Kitchen 13'2" x 12'8"



Base and eye level units with work surfaces over incorporating sink and drainer unit, tiled splashbacks, induction hob with extractor fan, integrated double oven, single radiator, wood effect laminate flooring and storage cupboard.

### Utility 12'7" x 7'6"



Base units with work surfaces over incorporating sink and drainer unit, tiled splashbacks, single radiator, wood effect laminate flooring, double glazed window and door to garden.

### Bedroom 1 12'3" x 11'2"



Double glazed bay window and single radiator.

### Bedroom 2 14'6" x 8'2"



Double glazed window to side and rear, single radiator and access to loft.

### Shower Room



Washbasin vanity unit and shower enclosure with Rainforest shower head, heated towel rail, tiled walls and floor, under floor heating and double glazed window.

### Outside



Low maintenance garden to front with side gate leading through to the rear garden with lawns, established borders and patio seating area.

### Council Tax Band

The Council Tax Band is Band C.

### 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

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# MAIN ROOMS AND DIMENSIONS

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

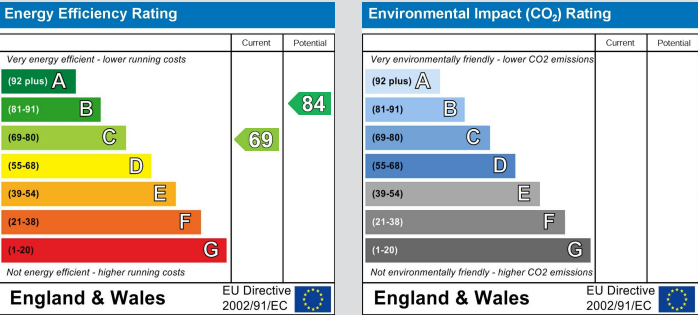
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

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

## Movein Costs

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



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