









APOLOGIES WAITING LIST FOR VIEWINGS NOW IS FULL! This delightful two bedroomed mid link villa which occupies a pleasant position on this popular pedestrianised street offers a comfortable living space which is easy to maintain and economic to run. Comprising living room, kitchen, two bedrooms and a bathroom the property has gardens to the front with a drive providing off street parking and gardens to the rear. Benefiting from gas central heating and double glazing the property is close to an excellent range of amenities and is particularly convenient for the A19. Internal inspection is a must!

MAIN ROOMS AND DIMENSIONS

Ground Floor
UPVC double glazed feature door to

Entrance Vestibule
Georgian design door to

Living Room 11'9" x 18'2"



Turned spindle balustrade staircase, alarm control panel, dado rail, coved cornicing

Dining Kitchen 8'9" x 11'8"

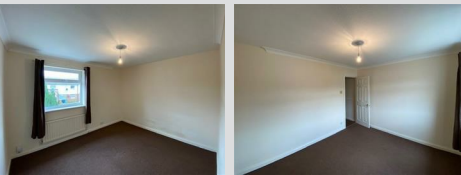


Wall and floor cupboards with working surfaces incorporating single drainer stainless steel sink unit plus mixer tap, space for electric cooker with extractor hood, plumbing for washer, space for tumble dryer, space for fridge freezer, wall mounted gas boiler serving water and radiators, wall tiles, laminate flooring

First Floor

Landing

Bedroom 1 8'10" x 11'8"



Bulk head cupboard, dado, coved cornicing, rear aspect

Bedroom 2 10'1" x 11'8"



Coved cornicing, front aspect

Bathroom
Brand New Bathroom Suite

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

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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