









A superb semi detached home set within this modern development, conveniently located providing easy access to a range of local amenities as well as offering excellent links to surrounding areas. Internally the accommodation comprises to the ground floor includes a hall, cloakroom/WC, lounge and modern breakfasting kitchen whilst to the first floor there are two bedrooms and a bathroom/WC. Externally there is a driveway for off street parking and a lawned garden to the rear. Available immediately on an unfurnished basis, early viewing essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Lobby



Radiator.

Lounge



Two double glazed windows to front and side, radiator and stairs to first floor. Door to kitchen.

Kitchen



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hob and hood. Space for a fridge freezer and washing machine. Storage cupboard, radiator. Double glazed window and door to rear garden.

Cloakroom/WC



Low level wc and wash basin, double glazed window.

First Floor Landing



Access point to loft and radiator.

Bedroom 1



Double glazed window to front and a radiator.

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

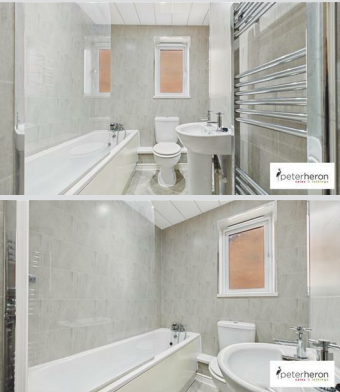
MAIN ROOMS AND DIMENSIONS

Bedroom 2



Double glazed window to rear, radiator and storage cupboard.

Bathroom



Bath with dual head waterfall shower over, low level wc and wash basin. Chrome heated towel rail and double glazed window.

Outside



Garden to the front with driveway whilst to the rear a generous garden mainly laid to lawn with side access gate.

Council Tax Band

The Council Tax Band is Band B.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

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

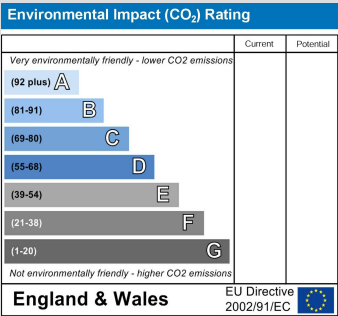
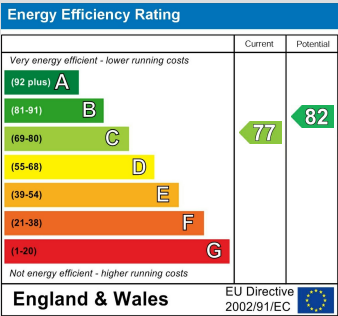
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

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.



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