









A very well presented end terraced home, occupying a superb position overlooking open fields in this attractive modern development. The accommodation comprises entrance hall, lounge/diner with French doors into rear garden, modern kitchen and ground floor WC, three first floor bedrooms, the master boasting en-suite shower room and a separate bathroom. Externally there is a driveway providing off street parking and a lawned garden to the rear. Well positioned for local amenities as well as offering excellent links to major road connections. Early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall

Radiator and stairs to first floor

Lounge/Diner 16'2" x 15'1"

Double glazed window and UPVC French doors to rear, radiator, built in shelving and storage unit. Storage cupboard.

Kitchen 9'8" x 9'0"

Range of wall and base units with wood effect countertops over incorporating a 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood. Space for washing machine and fridge freezer. Double glazed window to front and radiator.

Ground Floor WC

Low level WC and washbasin, radiator and double glazed window.

First Floor Landing

Storage cupboard and access to loft.

Bedroom 1 11'10" x 9'8"

Double glazed window to rear, radiator and built in mirrored sliding door wardrobes. Door to en-suite.

En-Suite Shower Room

Low level WC, washbasin and walk in shower cubicle, radiator.

Bedroom 2 9'8" x 9'1"

Double glazed window to front and radiator.

Bedroom 3 7'11" x 6'7"

Double glazed window to and radiator.

Bathroom

Low level WC, washbasin and bath with shower over, radiator and double glazed window.

Outside

Low maintenance front garden with a driveway providing off street parking, whilst to the rear a lawned garden.

Council Tax Band

The Council Tax Band is Band B.

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

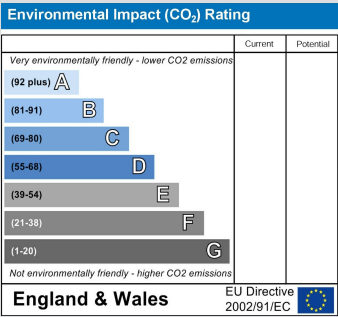
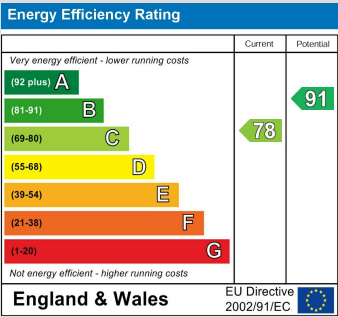
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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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