















A spacious semi-detached home with three generous double bedrooms, within this popular area of Springwell, available from 1st June 2019, on an unfurnished basis. Internally the accommodation on the ground floor includes a hall, attractive lounge and a superb, modern 20ft dining kitchen whilst to the first floor there are three excellent bedrooms and a family bathroom. Features of the property include a spacious block-paved area to the front and a garden to the rear with lawned and paved areas. This ideal location provides easy access to local amenities, shops and schools as well as offering excellent transport connections. Viewing essential.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

### Entrance Hall



Staircase to first floor, double glazed window and central heating radiator.

### Lounge 13'6" x 12'3"



Maximum into recess, double glazed window to front and central heating radiator.

### Dining Kitchen 20'11" x 10'4"



Attractive modern kitchen fitted with wall and base units

with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an oven and gas hob with extractor chimney over, double glazed French door to rear, double glazed window to rear and two central heating radiator.

### First Floor Landing

Built in cupboard providing storage space and housing the central heating boiler.

### Bedroom 1 11'6" into recess not including fitted robes x 10'



Double glazed window to front, central heating radiator and fitted mirror fronted sliding door wardrobes.

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# MAIN ROOMS AND DIMENSIONS

**Bedroom 2 10'2" x 9'4"**



Double glazed window to rear and central heating radiator.

**Bedroom 3 11'6" x 8'6"**



Double glazed window to front and central heating radiator.

**Family Bathroom**



Low level WC, pedestal washbasin and panel bath with electric shower over, central heating radiator, tiled floor and double glazed window.

**Outside**



Large block paved area to front whilst to the rear there is a garden with lawned and paved areas.

## **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 contact our Fawcett Street branch on 0191 510 6114 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

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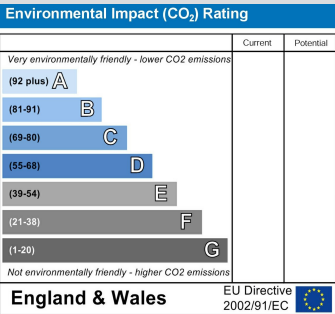
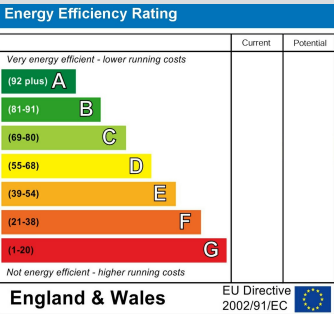
# MAIN ROOMS AND DIMENSIONS

## 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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