









Beautifully presented two bedroom end link house ideally situated in Pallion, close to amenities including shops and schools as well as Sunderland Royal Hospital. Internally the accommodation includes an entrance porch, modern open staircase to the first floor, lounge, kitchen that connects through to a conservatory overlooking the yard. On the first floor there are two bedrooms and a modern shower room. Externally the front garden is paved with a driveway area and to the rear there is large conservatory overlooking patio area. This convenient location provides easy access into the City centre and offers transport links to surrounding areas. Available End of June 2026.

# MAIN ROOMS AND DIMENSIONS

**LOUNGE 14'0" x 11'6"**



Light beech wood effect flooring, radiator and modern open stairway

**KITCHEN 6'6" x 11'6"**



Fitted wall and floor units with integrated appliances

**CONSERVATORY 8'2" x 9'4"**



French doors leading to rear garden

**BEDROOM 1 10'11" x 8'5" (9'9" max)**



Spacious built in wardrobes/cupboards, neutral carpets

**BEDROOM 2 9'11" x 5'3"**



Generous second bedroom with neutral carpets

## **LANDING**

Offering access to the loft

## **SHOWER ROOM/WC**



Modern white shower suite

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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

## OUTSIDE



Driveway to front and conservatory leading to rear yard

### Council Tax Band

The Council Tax Band is Band A.

### Move In Costs

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

### Lettings Important Notice Let

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

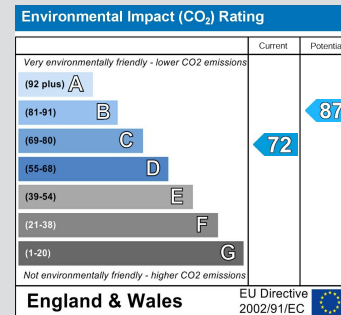
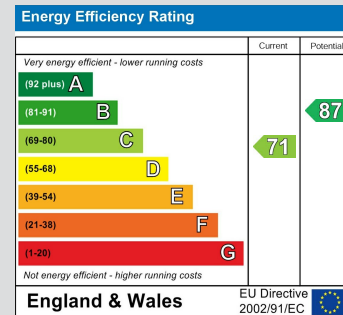
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

### Opening Hours let

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm

### Ombudsman let

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



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