









A beautifully presented two bedroom end link villa finished to the highest of standards. Internal accommodation includes entrance porch, living room, dining kitchen, two bedrooms and a bathroom whilst features of note include electric central heating, UPVC double glazing, gardens to the front and rear together with a garage in nearby block. Available end of August, this outstanding home is within easy reach of the City Centre and all local amenities. Internal inspection is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch

Wood effect laminate flooring, inner door through to

Living Room 14'0" plus bay x 11'7"

Double glazed bay window to front, wood effect laminate flooring - staircase to first floor.

Dining Kitchen 11'0" x 11'7"

Modern wall and base units with working surfaces over incorporating sink and drainer unit, tiled splashbacks, integrated oven with extractor fan, space for fridge freezer, space for washing machine, double glazed window to rear and wood effect laminate flooring.

First Floor Landing

Double glazed window to front, access to loft

Bedroom 1 11'7" x 10'10"

Double glazed window to front, radiator and storage cupboard.

Bedroom 2 11'0" x 6'4"

Double glazed window and fitted wardrobes with overhead cupboards.

Bathroom

Low level WC, washbasin vanity unit and shower cubicle with overhead shower, tiled walls and floor, double glazed window.

Outside

Low maintenance garden to front. Attractive block paved garden to the rear. GARAGE in nearby block.

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.

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 Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

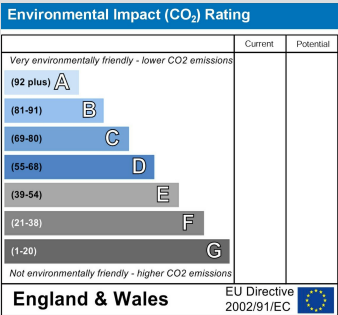
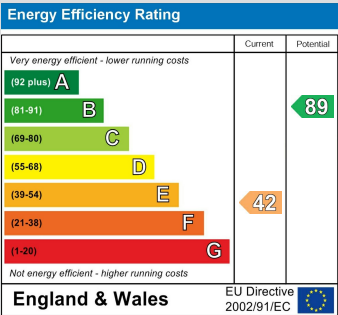
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Movein Costs

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

Council Tax

The Council Tax Band is Band A.



Visit www.peterheron.co.uk or call 0191 510 3323

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