









Beautiful popular style two bedroom home arranged over two floors, the internal accommodation comprises hall, lounge, superb modern breakfasting kitchen, two double bedrooms, dressing room and shower room. Block paved garden to the front and spacious low maintenance gardens to the rear. Perfectly located set midway between the City centre and the A19, ideal for commuting to Doxford International Business Park, Amazon, Nissan with many excellent local amenities on the door stop. Early viewing is highly recommended as considerable interest is anticipated.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

### Lounge 12'9" x 16'10"

Double glazed bay window to front, feature fireplace, radiator and stairs to first floor. Door to kitchen.

### Breakfasting Kitchen 5'10" x 16'9"

Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and cooker hood, low level fridge/freezer and a washing machine. Radiator, storage cupboard and 2 seater breakfast bar. Double glazed bay window and UPVC door to rear.

## First Floor Landing

Access point to loft.

### Bedroom 1 9'5" x 10'4"

Double glazed bay window to front and radiator. Built in wardrobes and storage cupboard.

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

Double glazed bay window to rear and radiator.

## Shower Room

Low level WC with concealed cistern and washbasin vanity unit with cupboards and drawers, walk in shower enclosure, chrome heated towel rail and double glazed window.

### Dressing Room 9'1" x 3'10"

Double glazed window to rear.

## Outside

Block paved garden to the front with useful side access, whilst to the rear a low maintenance garden with artificial lawn and decked seating area.

## Council Tax Band

The Council Tax Band is Band A.

## 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 Appointment

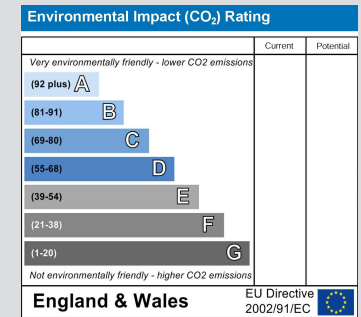
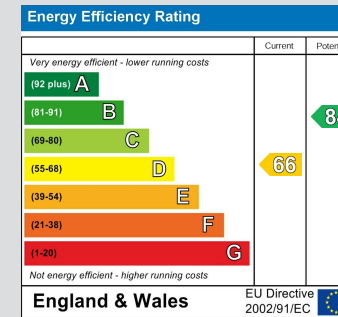
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## 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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