







AMORE



**SORRY - NOT SUITABLE FOR STUDENTS.** This larger style four person semi detached home with two double sized bedrooms at first floor level, a living room, dining kitchen and bathroom, occupy a lovely position on this pleasant square overlooking a green to the front. Available December 2022 on an unfurnished basis, the property benefits from gas central heating, UPVC double glazing and has spacious south west facing gardens to the rear. Located in this popular spot within Castletown, walking distance from local amenities and within easy reach of both the A19 and City Centre, this lovely home should be viewed as a matter of urgency as considerable interest is anticipated!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Glazed door to

## Entrance Porch

Part glazed door to

## Reception Hall

Wood effect vinyl flooring, single radiator.

## Living Room 11'7" x 12'7"



UPVC double glazed window to front, double radiator, electric fire, recessed alcove.

## Kitchen 15'0" x 9'6"



Wall and floor cupboards with granite coloured working surfaces incorporating single drainer stainless steel sink unit plus mixer taps, gas hob with overhead extractor hood, built under electric oven, space and plumbing for automatic washing machine, space for fridge freezer, double radiator, UPVC double glazed window to rear, tiled splashbacks. Walk in cupboard with UPVC double glazed window, space for tumble dryer.

## Side Lobby

Understairs storage cupboard with UPVC double glazed window and wall mounted gas combination boiler serving hot water and radiators.

## First Floor Landing

UPVC double glazed window to side.

## Bedroom 1 (front) 11'4" x 15'0"



UPVC double glazed window to front, single radiator, bulk head cupboard.

## Bedroom 2 (rear) 10'10" x 11'10"



UPVC double glazed window, single radiator.

## Bathroom



Low level WC, washbasin and panel bath with shower mixer

tap - white suite with tiled walls, UPVC double glazed window, single radiator.

## Outside



Gardens to front, gate to side providing access through to enclosed south west facing gardens to the rear, well proportioned lawns.

## 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 us our Fawcett Street branch on 0191 510 3323, option 2 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

## Ombudsman

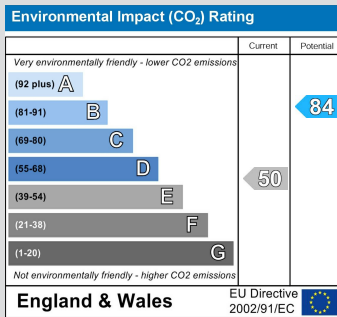
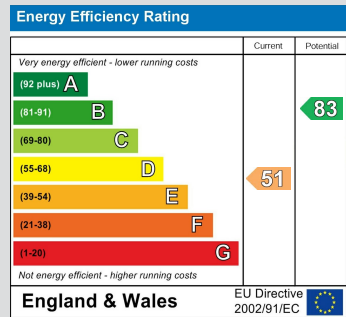
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

## Council Tax

The Council Tax Band is Band A

## Movein Costs

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



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323