









This popularly situated three bedroom semi detached home enjoys a very convenient position central to all amenities. The property features a hall, lounge, kitchen/diner with French doors into rear garden, three first floor bedrooms and a bathroom. Benefiting from gas central heating and UPVC double glazing and externally has gardens to the front and rear along with driveway providing off street parking. Ideal for those who wish to be in easy reach of the A1, City Centre and coast. Walking distance from local school, Sainsburys and within close proximity of the Northern Spire bridge, this delightful home can only be appreciated upon internal inspection!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

## Entrance Hall

Stairs to first floor, radiator, storage cupboard and double glazed window to side. Door to lounge.

## Lounge 11'6" x 13'5"

Double glazed bay window to front, radiator and double doors leading through to kitchen.

## Kitchen/Diner 9'3" x 21'3"

Range of wall and base units with countertops over incorporating a single bowl sink and drainer with mixer tap. Integrated double oven, electric hob and hood and a wine fridge. Space for a fridge freezer and washing machine. Storage cupboard. Double glazed window and Composite door to rear. UPVC double glazed French patio doors to rear and radiator.

## First Floor Landing

Double glazed window to side and access point to loft.

## Bedroom 1 9'4" x 13'6"

Double glazed window to rear and radiator.

## Bedroom 2 8'10" x 12'1"

Double glazed window to front and radiator.

## Bedroom 3 11'10" x 8'10"

Double glazed window to front, storage cupboard and radiator.

## Bathroom

Low level WC, washbasin and bath with shower over, double glazed window and chrome heated towel rail.

## Outside

Garden to front with driveway providing off street parking whilst to the rear a lawned garden with outhouse.

## 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 Ombudsman

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

## Lettings Viewing Appointment

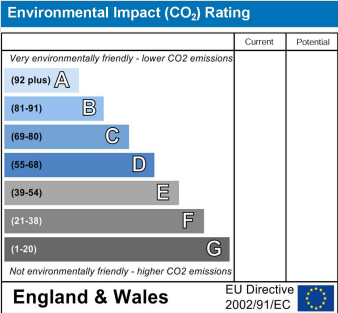
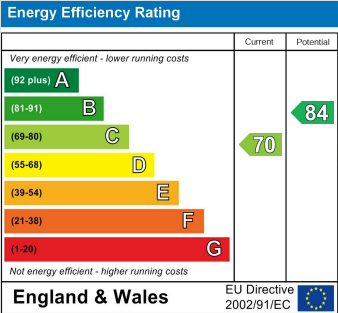
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## Moving Costs

Before moving in you will need to pay one month's rent and a bond equal to 5 weeks rent.

## Office Opening Hours

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



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 01915106118

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