

This attractive mid link villa is available September 2024 on an unfurnished basis. Neatly presented throughout comprising of an entrance porch, living room, kitchen, two first floor bedrooms and a bathroom. Externally boasting delightful gardens to the front and rear. Conveniently located providing easy access to local amenities, shops and schools as well as offering excellent transport links to Sunderland City Centre and major road connections. Considerable interest anticipated, early viewing is highly recommended to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Porch

Wood effect laminate flooring, door into

### Living Room 15'5" x 10'11"



Double glazed window to front, double radiator, staircase to first floor.

### Kitchen 10'11" x 9'7"



Base and eye level units with working surfaces over incorporating sink and drainer unit, integrated oven and hob with extractor fan, tiled splashbacks, single radiator, double glazed window to rear and door to rear garden. Wall mounted Worcester boiler.

### First Floor Landing

Access to loft.

### Bedroom 1 10'1" x 10'9" into fitted robes



Double glazed window, single radiator and fitted wardrobes.

### Bedroom 2 10'11" x 6'7"



Double glazed window and single radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, washbasin and panel bath with overhead shower, tiled walls and floor, single radiator.

## Outside



Gardens to the front and rear.

## 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 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

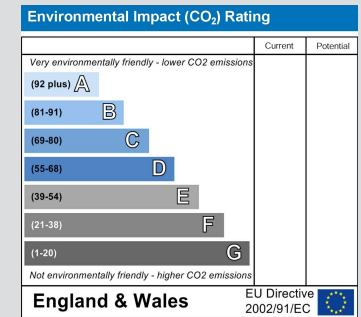
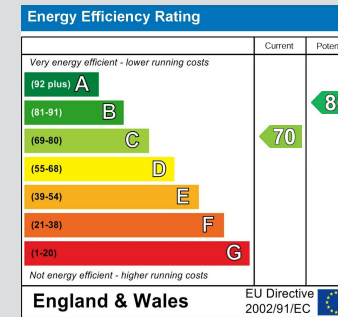
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

## 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



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