









This beautifully presented semi detached house is offered for let on an unfurnished basis. The living space is arranged over two floors and comprises entrance porch, entrance hall, lounge, dining room, dining kitchen, utility, ground floor shower room, three bedrooms and bathroom all benefiting from gas central heating and double glazing. Externally there are gardens to the front and rear along with a driveway and garage. Tucked away on a sought after cul-de-sac in the popular area of Grangetown and boasting a generous garden to the rear. The property is ideally located for a range of amenities, close to good schools and boasting excellent transport links to Sunderland city centre and wider road networks. Available End of May 2025.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed entrance door to

Entrance Porch

Half timber and half glazed door to

Entrance Hall

Stairs to first floor, radiator and oak flooring.

Lounge 12'5" x 10'5" excluding the bay



UPVC double glazed bay window to front, feature fireplace, radiator and oak flooring.

Dining Room 13'0" x 12'5"



UPVC double glazed doors leading to outside, oak flooring and radiator.

Dining Kitchen 17'5" x 8'4"



Fitted with a range of wall and base units, worktops, inset

sink, tiled splashbacks, UPVC double glazed windows to side and rear, and radiator. UPVC double glazed door leading to outside.

Utility 7'10" x 4'10"

Worktops, space and plumbing for automatic washing machine, UPVC double glazed window to rear.

Ground Floor Shower Room

WC and shower cubicle, part tiled walls, UPVC double glazed window to side and radiator.

First Floor Landing

Bedroom 1 12'2" x 9'2"



UPVC double glazed window to rear, fitted wardrobes and radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 11'0" x 10'6"



UPVC double glazed window to front and radiator.

Bedroom 3 7'11" x 7'7"

UPVC double glazed window to front and radiator.

Bathroom

Bath with shower over, part tiled walls, UPVC double glazed window to rear.

Outside



Enclosed garden to the front with block paved driveway which leads to DETACHED GARAGE. To the rear there is a good sized enclosed mature garden which is mainly laid to lawn with established well stocked shrub borders and patio area.

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

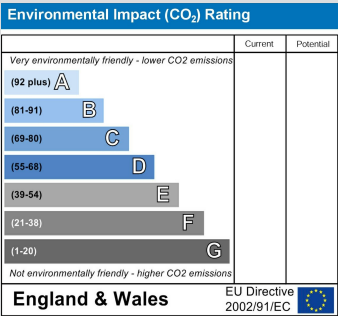
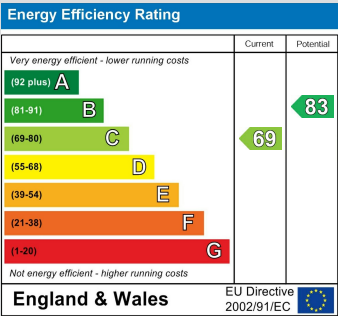
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6114 or book viewing online at peterheron.co.uk

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.



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