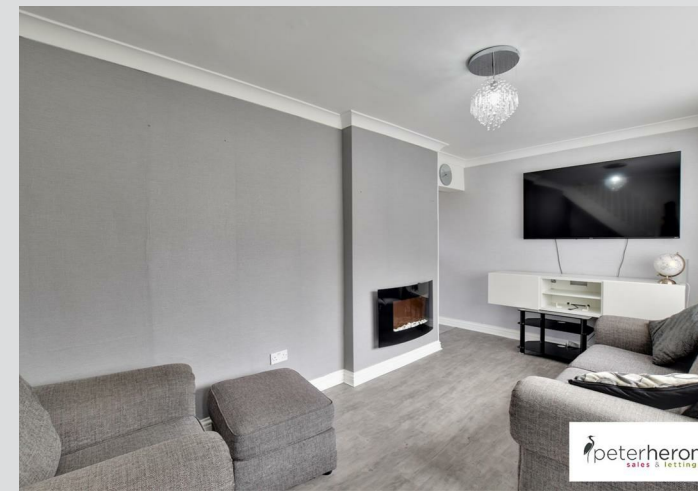










VIEWING LIST FULL. Beautifully presented 2 bedroom semi-detached home offering a splendid, contemporary living space! Internal accommodation is arranged over 2 floor and comprises of a large living room, open plan kitchen diner with quartz worktops, 2 first floor bedrooms and a bathroom whilst features of note include UPVC double glazing, gas central heating and a loft space perfect for storage. With gardens to the front and spacious lawned gardens to the rear, the property occupies a sought after position on this highly desirable street set close to Durham Road and perfect for the A19 and city centre.

Available June 2025, this delightful property is sure to impress all who view!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via an entrance door.

Lounge 18'8" x 9'3"

Double glazed bow window to the front, staircase to first floor landing, radiator and coved cornicing.

Breakfasting Kitchen 18'8" x 9'11"

A modern kitchen fitted with base and eye level units with quartz work surfaces over incorporating a sink and drainer unit and an integrated oven and hob with extractor unit. There's also a radiator, cupboard housing the central heating boiler, French style doors to the rear garden and a double glazed window. A door leads to the outhouse.

Outhouse 12'5" x 9'4"

Doors lead to both the front and rear and there's a double glazed window.

First Floor Landing

Double glazed window, radiator and staircase to loft space.

Bedroom 1 10'5" x 9'1"

Double glazed window, radiator as well as a storage cupboard.

Bedroom 2 9'10" x 8'11"

Double glazed window , radiator and a storage cupboard.

Bathroom

A contemporary suite comprising of a low level WC with concealed cistern, wash basin set into vanity unit and a panelled p-shaped bath with shower head over. There's also a double glazed window, fitted overhead spotlights and a radiator.

Loft Space 18'6" x 12'10" approximate measurements

Delightful and useful loft space with a double glazed window, Velux window, radiator and overhead fitted spotlights.

Outside

To the front there is a gated access to a paved garden whilst to the rear there is a garden laid mainly to lawn with stone paving.

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.

Council Tax Band

The Council Tax Band is A

Movein Costs

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

Lettings Viewing Fawcett

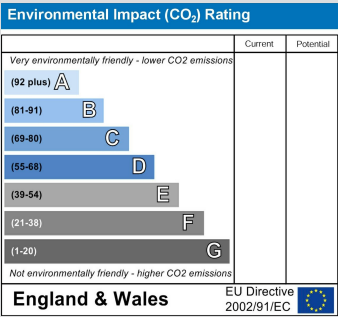
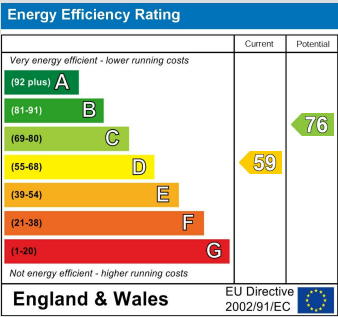
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6114 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman Let

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



Visit 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