









This superb three bedroomed semi detached property boasts gardens to the front and rear with off street parking and a garage. Situated in this popular residential area close to many excellent amenities schools, shops, transport and road links to Sunderland City Centre and surrounding areas. Well appointed throughout, the internal accommodation comprises:- entrance porch to front, into a open plan kitchen/dining room, living room, inner hallway with cupboard storage. To the first floor there are three bedrooms and a bathroom. Externally there are lawned garden to the front and rear with a driveway and garage providing off street parking. Benefitting from UPVC glazing and gas central heating. Immediate internal inspection is highly recommended. Available Immediately.

# MAIN ROOMS AND DIMENSIONS

## Entrance

UPVC glazed entrance porch to front.

## Open Plan Dining Room/Kitchen 16'10" x 9'10" (max)



UPVC window to front and rear, fitted kitchen floor and wall units with built-in gas hob/oven, extractor fan, stainless steel sink unit.

## Lounge 13'6" x 11'3"



UPVC window to front, double radiator, feature fireplace with electric pebble effect fire. Laminate flooring.

## Rear Hallway

Built-in storage cupboard, UPVC glazed door to rear,

## Stairs To First Floor Landing

UPVC window to rear, two built-in storage cupboards.

## Bedroom 1 11'5" x 10'11"



UPVC window to front, single radiator, laminate flooring.

## Bedroom 2 10'10" x 6'0"



UPVC window to front, laminate flooring, single radiator.

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

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 9'0" x 5'10"



UPVC window to front, laminate flooring, single radiator.

## Separate WC



Low level WC, UPVC window to rear.

## Lettings Viewing Arrangements

To arrange an appointment to view this property contact us on or book a viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Hours let

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm

## Lettings Important Notice Let

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 advisors 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.

## Bathroom



Pedestal basin, bath with overhead shower, UPVC window to rear.

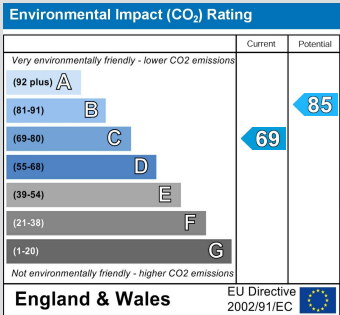
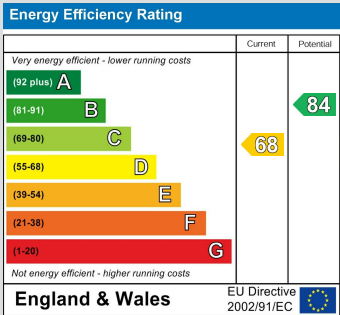
## Externally



A lawned garden to the front with gated access. Rear lawned garden with mature shrubs with a driveway and garage providing off street parking.

## Ombudsman let

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



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