









Situated on the popular Gleneagles Road, this superb two bedroomed semi detached property is conveniently located within walking distance to many excellent amenities and perfect for access to Doxford International Business Park, Nissan and easy access to Sunderland City Centre. Arranged over two floors the internal accommodation comprises- Entrance lobby, Lounge with bow window, contemporary fitted kitchen with breakfast bar built-in oven and hob. To the first floor, there are two bedrooms and a bathroom. Externally there is a lawned garden to the front and an attractive rear lawned garden with a sunny aspect and a paved patio area. Available August 2025.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Lobby, stairs to first floor landing.

Lounge 13'0" x 11'4"



Upvc bow window to front, double radiator, feature fireplace with gas fire.

Kitchen 14'7" x 5'8"



Contemporary fitted kitchen floor and wall units with co-ordinating worktops, stainless steel sink unit. Built-in electric hob/oven, breakfast bar, built-in storage cupboard, upvc window and door to rear.

First Floor Landing

Bedroom 1 11'6" x 10'5"



Upvc window to front, built-in storage cupboard, single radiator.

Bedroom 2 8'6" x 7'11"



Upvc window to rear, single radiator.

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

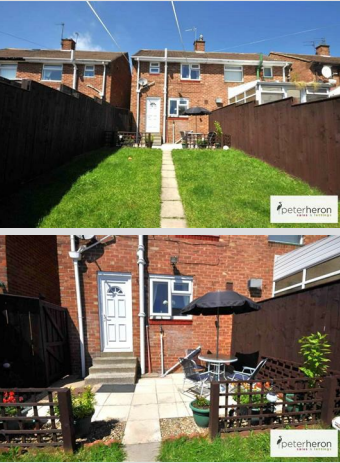
MAIN ROOMS AND DIMENSIONS

Bathroom



Upvc window to rear, low level wc with concealed cistern, vanity basin with under cupboard storage, bath, single radiator.

Outside



Lawned garden to front and lawned gardens to rear with patio area.

Council Tax

The Council Tax Band is Band A.

Movein Costs

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

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.

Viewing FS let

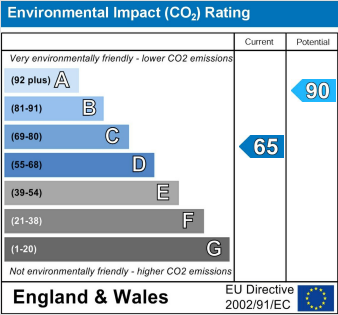
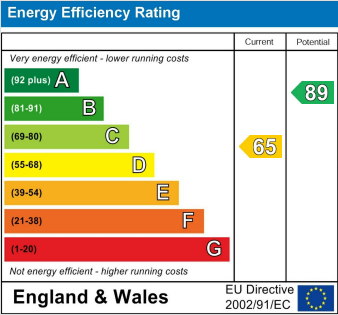
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323, Option1.

Ombudsman let

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

Opening Hours let

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



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