

WAITING LIST FULL AS OF 01/10/2025.

A beautifully presented semi-detached home within this modern development, known as Hartley Wood, available now, on an unfurnished basis. Internally the impressive accommodation on the ground floor includes a hall with staircase to the first floor and a cloakroom/wc, an attractive lounge with French doors to the rear garden and a modern fitted kitchen. On the first floor there are two bedrooms and a bathroom/wc. Externally there is a garden to the front with double length driveway and a delightful, generous garden to the rear. This convenient location is ideal for local amenities as well as for access to Doxford Internal Business Park, Nissan, Sunderland Royal Hospital, Sunderland City Centre and major road links including the A19. Viewing essential.

MAIN ROOMS AND DIMENSIONS

Entrance Hall



Accessed via an entrance door with staircase to the first floor with under stairs storage cupboard and a central heating radiator

Cloakroom/WC



Fitted with a low level W.C. and pedestal wash hand basin there is a central heating radiator and a built in cupboard housing the central heating boiler

Lounge 13'7" x 10'6"



Attractive room has a double glazed French door to the rear, double glazed window to the rear, central heating radiator and a contemporary wall mounted fire

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MAIN ROOMS AND DIMENSIONS

Kitchen 9'1" x 6'11"



Modern fitted kitchen with wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit, integrated appliances including oven and gas hob, fridge/freezer and a washing machine Double glazed window to the front

First Floor Landing

Loft access hatch with pulled down ladder to partly boarded out loft space. Doors leading off to the two bedrooms and bathroom

Bedroom 1 12'7" x 10'6" not including fitted robes



Two double glazed windows to the front, central heating radiator, bulk head cupboard and fitted mirrored sliding door wardrobes

Bedroom 2 10'8" x 7'0"



Double glazed window to the rear and a central heating radiator

Bathroom



Fitted with a white suite comprising of a low level W.C.,

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pedestal wash hand basin and a panelled bath with an electric shower over. Chrome ladder style central heating radiator and a double glazed window

Outside



To the front of the property there is a lawned garden with a double length driveway, whilst to the rear there is a generous garden with lawned area, decking and planted borders

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.

Ombudsman let

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

Council Tax

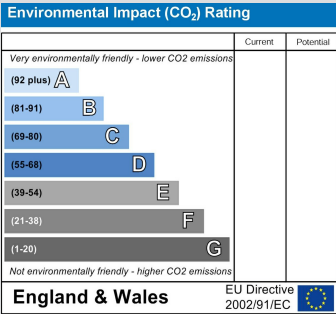
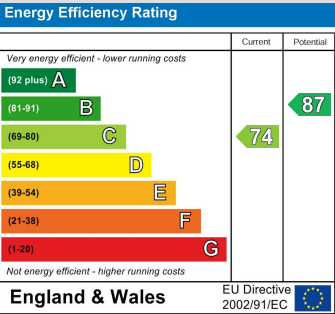
The Council Tax Band is Band A.

Lettings Viewing Appointment

To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

Opening Times

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



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