









This superb two-bedroom mid-link villa is located on the highly regarded and sought-after Wearhead Drive development in Eden Vale. The property enjoys a convenient position, close to Sunderland City Centre, the University, Sunderland Royal Hospital, local shops, schools, and a metro link, with the city centre just minutes away.

Internally, the accommodation comprises an entrance hall, a spacious living room, a kitchen/diner, and a ground floor WC/cloakroom. Upstairs, there are two bedrooms and a family bathroom. Externally, the property benefits from a lawned garden to the front with allocated parking nearby, and an enclosed lawned garden to the rear.

With UPVC double glazing and gas central heating, this property is presented in excellent condition, and an immediate internal inspection is highly recommended.

MAIN ROOMS AND DIMENSIONS

Entrance

Glazed door to front into hallway, single radiator, stairs to first floor landing.

Ground floor Wc/cloakroom

Low level wc, hand basin, single radiator, upvc window to front.

Lounge 13'7" x 11'0"

Laminate flooring, two single radiators, upvc window to front, feature fireplace, glazed double doors to kitchen/dining room.

Kitchen/Dining room

Ceramic tiled flooring, double radiator, contemporary fitted kitchen floor and wall units, with co-ordinating worktops, stainless steel sink unit/mixer tap,built-in oven/hob, built-in storage cupboard, upvc patio doors to rear lawned garden.

Stairs to first floor landing

Bedroom 1 14'3" x 9'9"

Upvc window to front, single radiator, built-in wardrobes/airing cupboard.

Bedroom 2 10'6" x 7'7"

Upvc window to rear, single radiator, built-in storage/wardrobe.

Bathroom

Low level wc, pedestal basin, bath with overhead shower, upvc window to rear, single radiator.

Externally

A lawned garden to the front, with allocated parking nearby. An enclosed lawned garden to the rear.

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.

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.

Movein Costs

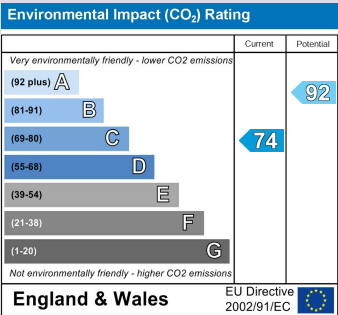
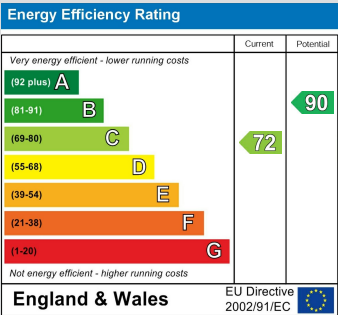
Before moving in you will need to pay one month's rent and a bond equal to a months rent.

Ombudsman

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

Opening Times

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



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