









A well presented two bedroom terraced home ideally located within this popular area of Grindon. The property internally comprises an entrance hallway, lounge through to dining room with French doors into spacious rear gardens and a fitted kitchen. To the first floor there are two bedrooms and a bathroom. Externally there are gardens to front and rear. Conveniently located to local shops and schools, providing easy access to Sunderland City Centre, Doxford International Business Park, Sunderland Royal Hospital and major road connections including the A19. Available immediately on an unfurnished basis, early viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Lobby

Radiator, stairs to the first floor and a door to the lounge.

Lounge 11'1" x 12'6"



Double glazed window to the front, radiator, storage cupboard, part panelled walls and a feature electric fire.

Breakfasting Kitchen 15'10" x 5'9"



Fitted with wall and base units with work surface over incorporating a stainless steel sink and drainer unit with mixer tap, integrated appliances include a gas hob with extractor fan over and an oven, space has been provided for the inclusion of a washing machine and fridge freezer, double glazed window to the rear, door to the rear garden, radiator, double glazed French door to the rear, part panelled walls, cupboard concealing fuse box.

First Floor Landing

Access hatch to loft, doors to the two bedrooms and family bathroom.

Bedroom 1 12'11" x 9'8"



Double glazed window to the front, radiator, part panelled walls, storage cupboard concealing wall mounted Baxi boiler.

Bedroom 2 7'9" x 9'0"



Double glazed window to the rear, part panelled walls and a radiator.

Bathroom



Low level WC, wash hand basin, bath with overhead electric shower, fitted cabinet, ladder style radiator and a double glazed frosted window to the rear, UPVC lined walls.

Outside



To the front is a small block paved garden and to the rear is a large garden laid mainly to lawn with decked and gravelled areas.

Council Tax Band

The Council Tax Band is Band A.

Move In Costs

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

Lettings Important Notice

We endeavor to make our lettings particulars accurate and reliable. They should be considered as a general guide only

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MAIN ROOMS AND DIMENSIONS

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

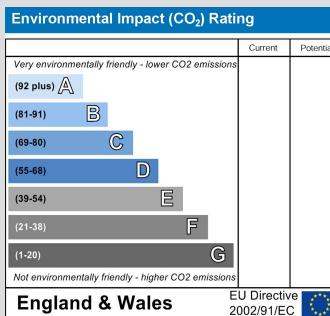
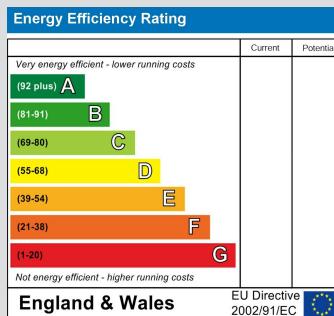
To arrange an appointment to view this property please complete an online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

Opening Times

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

Ombudsman

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



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