











A spacious and well-presented two bedroom semi-detached house with a generous block-paved driveway and a detached garage. Internally the accommodation on the ground floor includes an entrance lobby, attractive lounge to the front and a kitchen/diner to the rear whilst to the first floor there are two double bedrooms and a modern shower room/wc. Benefits of the property include a driveway providing ample off street parking, a lawned garden to the rear, double glazing and gas central heating to radiators. Conveniently positioned for many local amenities including shops and schools as well as Sunderland Royal Hospital and transport connections. Viewing highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Entrance lobby

Access via double glazed entrance door. There is an inner door to the lounge and a staircase to the first floor.

## Lounge 15'5" into bay x 14'9"

Spacious room with a double glazed bay window to the front, a radiator and the room opens out into the kitchen/diner

## Kitchen/diner 18'4" x 7'10"

Fitted with wall and base units with work surfaces over, incorporating a sink and drainer unit. Integrated appliances include an oven and hobs, there are spaces provided for the inclusion of a fridge freezer and a washing machine. There is a double glazed door to the rear garden, double glazed windows to the side and rear and a radiator.

## First Floor Landing

Double glazed window and doors to the two bedrooms and shower room

## Bedroom 1 14'11" x 11'9"

Double glazed window to the front and a radiator

## Bedroom 2 9'10" x 9'9"

Double glazed window to the rear and a radiator.

## Shower Room

Modern suite with low level wc, wash hand basin, vanity unit and a walk in shower with mains shower. There is a radiator and a double glazed window.

## Outside

Generous block pave driveway to the front whilst to the rear there is a garden and a patio area. There is also a detached garage located in the rear garden, access via the side of the property.

## 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.

## Council Tax Band

The Council Tax Band is Band A

## Lettings Viewing Appointment

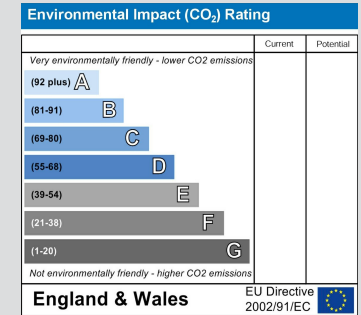
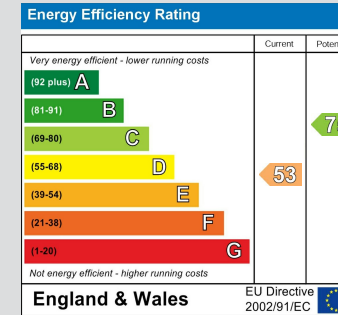
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## Opening Times

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

## Ombudsman Fst

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



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