









Occupying a highly sought after location along this desirable tree lined avenue a wonderful semi- detached home with generous garden to the rear. Internally on the ground floor there is a hall with staircase to the first floor, a superb lounge to the front with a bay window and fireplace leading to the dining room and a wonderful fitted kitchen . On the first floor there are 3 bedrooms and a modern bathroom with shower. Externally there is a garden to the front with a drive and garage. Delightful garden to the rear with both a paved and lawned area. This wonderful home is set within heart of this fashionable suburb with its excellent amenities, good schools and superb transport links. Walking distance from Sunderland's magnificent coastline

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Reception Hall



Carpeted staircase to first floor

Lounge 11'4" x 11'6"



UPVC double glazed window, double radiator, electric fire and harth

Dining Room 13'10" x 10'8"



UPVC double glazed window facing to the rear, electric wall fire and double radiator. Leading to the

Kitchen 6'10".14'3"



Low level work units, tiled back splash, double radiator and UPVC double glazed window.

Bedroom 1 11'2" x 12'6"



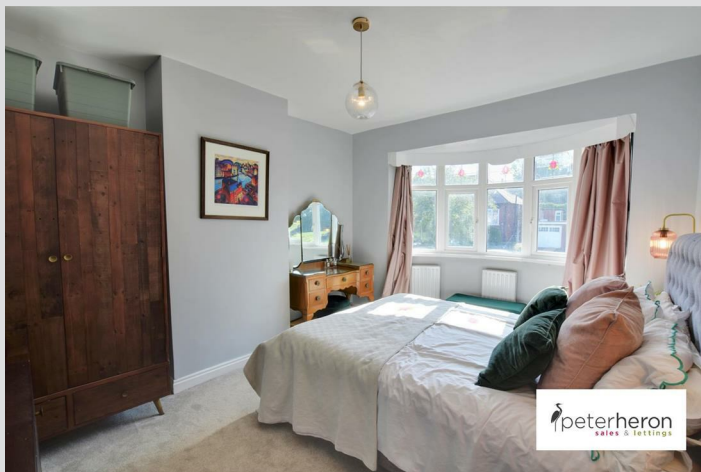
3 small radiators, carpeted floor and UPVC double glazed window

Visit www.peterheron.co.uk or call 01915106118

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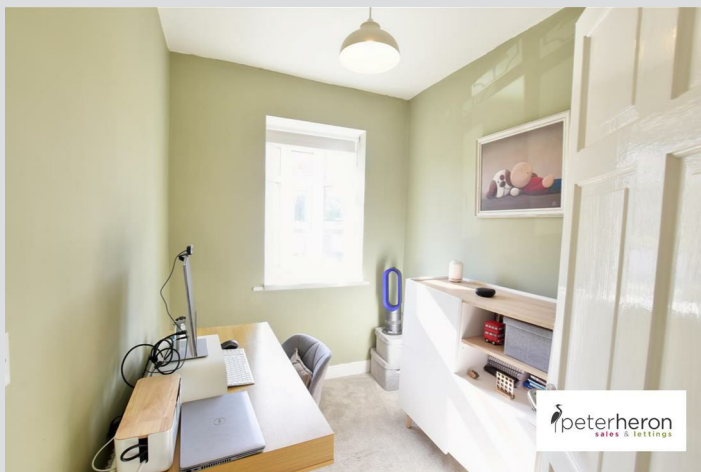
MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'2" x 12'9"



1 radiator, carpeted floor and UPVC double glazed window.

Bedroom 3 8'5" x 6'6"



1 radiator, carpeted floor and UPVC double glazed window.

Bathroom



Free standing pedestal basin, low level bath, free standing shower, UPVC double glazed window and towel radiator

Outside



Mature front and rear gardens, garage and driveway to the front.

Council Tax

The Council Tax Band is Band C

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 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.

Ombudsman Lett

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

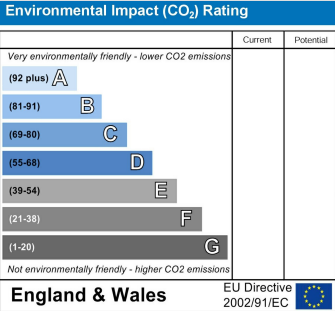
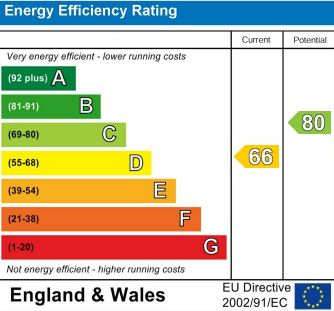
Opening Times

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

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