









A newly refurbished, semi-detached house enjoying a delightful open aspect to the rear within this popular area of Springwell, available immediately on an unfurnished basis. Internally there is a hall, lounge, dining room, contemporary kitchen and a utility area whilst to the first floor there are two well-proportioned bedrooms, modern bathroom and a separate wc. The property benefits from double glazing, gas central heating to radiators and gardens to the front and rear. Viewing essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via a double glazed entrance door into the hall.

Entrance Hall



Radiator, staircase to first floor and under stairs storage cupboard.

Lounge 12'3" x 9'2"



Double glazed bow window to the front, radiator and access into the dining room.

Dining Room 8'4" x 7'6"



Double glazed window to the rear, radiator and door to the kitchen.

Kitchen 10'7" x 9'10"



Fitted with contemporary wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include a double electric oven and electric hob with extractor hood over. There's a radiator, double glazed window to the rear, built in cupboard and door to the lobby.

Lobby

With a built in cupboard, door to the front of the property and a door to the utility.

Utility



With fitted wall units and fitted work surfaces with an inset sink unit. There's a double glazed window to the rear and double glazed door to the rear garden.

Visit www.peterheron.co.uk or call **01915106114**

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

First Floor Landing



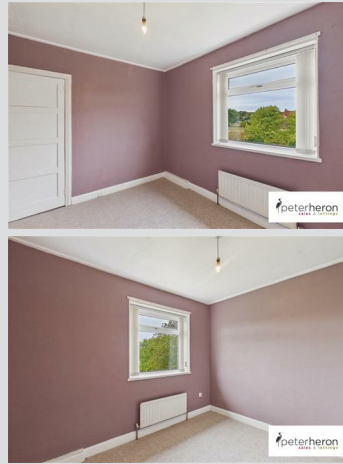
Double glazed window and doors to the bedrooms, bathroom and separate WC.

Bedroom 1 15'3" x 9'2" maximum



Double glazed window to the front, radiator and built in cupboard.

Bedroom 2 10'7" x 8'8"



Double glazed window to the rear providing open views, a radiator and built in cupboard housing the boiler.

Bathroom



Fit with a modern suite comprising of wash hand basin set

into vanity unit and a panelled bath with mains fed shower over. There's a chrome ladder style radiator, part tiled walls and double glazed window.

Separate WC



Fit with a low level WC and double glazed window.

Outside



There are attractive gardens to both the front and rear.

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 month's rent.

MAIN ROOMS AND DIMENSIONS

Lettings Important Notice

We endeavor 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

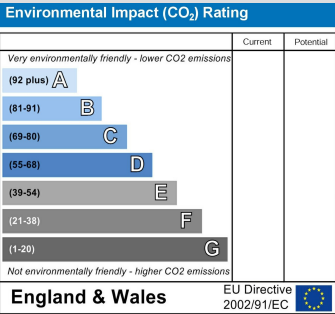
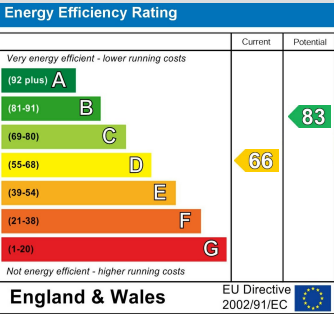
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call **01915106114**

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS