









This spacious two bedroomed terraced property is offered for let on an unfurnished basis. The accommodation has a neutral and light feel throughout and comprises entrance hall, lounge, dining room, kitchen, bathroom and two first floor bedrooms all benefiting from gas central heating and UPVC double glazing. Externally there is an enclosed yard to the rear. Situated in the popular residential area of Castletown and is ideally located for all amenities, has excellent transport links to Sunderland City Centre and local road networks. Available Now.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door with inner wooden door to

Lounge



Double glazed window to the front, radiator, feature fireplace and a door to the dining room.

Dining Room



Double glazed window to the rear, radiator and a feature fireplace. Stairs to the first floor with storage under and a door to the kitchen

Kitchen



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hobs with extractor and microwave. Space for a fridge freezer, washing machine and tumble dryer. Double glazed window and UPVC door to rear.

First Floor Landing



Landing with electric heater, access point to loft and doors to

Bedroom 1



Double glazed window to the front and a radiator.

Bedroom 2



Double glazed window to the rear, built in mirrored sliding door wardrobes, storage cupboard and double radiator.

MAIN ROOMS AND DIMENSIONS

Bathroom/WC



Bath with dual head waterfall shower over, low level WC and hand wash basin. Heated towel rail and double glazed window to rear

Outside



Convenient rear courtyard with wooden gate to access rear lane.

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.

Ombudsman let

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

Opening Hours let

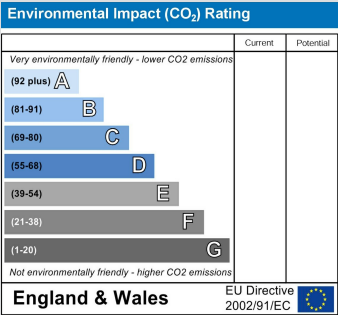
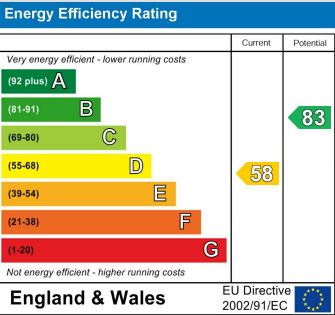
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm

Council Tax

The Council Tax Band is Band A

Movein Costs

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



Visit www.peterheron.co.uk or call 01915106118

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