

Tadcaster Road, Thorney Close, Sunderland

£795 PCM











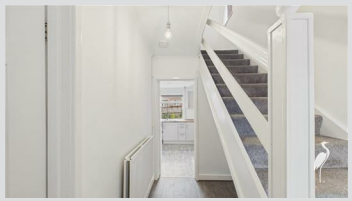
This newly refurbished two bedroom semi detached house, provides spacious and well presented accommodation within this ever popular residential area. The internal accommodation on the ground floor includes an entrance porch, hall, lounge into dining area and modern fitted kitchen whilst to the first floor there are two bedrooms and a contemporary bathroom/wc. Externally there are gardens to the front and rear along with a garage. Ideally located for easy access to local amenities, shops, and schools as well as offering good links to Sunderland City Centre, Doxford International Business Park and major road connections including the A19. Available immediately on an unfurnished basis, early viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Porch
Double glazed window to front and inner UPVC door to hall.

Hallway

Stairs to first floor and radiator.

Lounge




Double glazed window to front and radiator. Open into dining area.

Dining Area




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

Kitchen





Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Space for oven, fridge freezer and washing machine. Radiator, double glazed window to rear and door to garage.

First Floor Landing




Double glazed window and access point to loft.

Bedroom 1




Double glazed window to front, radiator and storage cupboard.

MAIN ROOMS AND DIMENSIONS

Bedroom 2





Double glazed window to rear and radiator.

Bathroom





Bath with dual head waterfall shower over, low level wc and wash basin set into vanity unit. Chrome heated towel rail and two double glazed windows.

Outside
Gardens to the front and rear.

Garage
Access via shutter door. Door to kitchen.

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

