









VIEWING LIST FULL AS OF 28/05/2026.

Occupying a quiet position this two bedroomed semi detached property offers a comfortable living space. Briefly comprising hall, lounge, dining kitchen, two first floor bedrooms and bathroom. Externally there are front and rear gardens. Features of note include gas central heating. Situated in the popular residential area of Town End Farm, there are local shops and schools nearby and with easy access to the A19 for commuting. Available Mid June 2026.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Stairs to first floor.

### Lounge 11'5" x 13'3"



### L Shaped Dining Kitchen 19'0" x 8'6"



## First Floor Landing

### Bedroom 1 (front) 12'6" x 11'7"



### Bedroom 2 (rear) 8'9" x 7'11"



## Bathroom



Low level WC, washbasin and bath with glass screen - white suite.

## Outside

Laid to lawn garden to front. Paved patio garden to the rear.

## Lettings Important Notice Let

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 advisors 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 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 Hours

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

## Ombudsman

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

## Council Tax

The Council Tax Band is Band A

## Moving Costs

Before moving in you will need to pay one month's rent and a bond equal to 5 weeks rent.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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