













A well presented two bedroom first floor flat within this popular area of Moorside, available end of August. Internally the accommodation is accessed via its own private entrance and includes living room, kitchen, two bedrooms and a bathroom. Externally there is a garden to the front and a single garage located in a nearby block. Situated within this popular area of Moorside, the property is well served by local amenities and provides easy access to Doxford International Business Park and to major road connections including the A19.



# MAIN ROOMS AND DIMENSIONS

## First Floor Landing

Storage cupboard and electric radiator, steps up to

## Living Room 15'1" x 11'3"

Electric wall mounted radiator, UPVC double glazed window to front and a fitted cupboard. Opening through to kitchen.

## Kitchen 7'5" x 8'9"

Base and eye level units with working surfaces over incorporating sink and drainer unit, tiled splashbacks, integrated oven and induction hob with extractor fan, space for washing machine, integrated fridge, integrated freezer, tiled flooring, breakfast bar and double glazed window to rear.

## Bedroom 1 12'1" x 10'10" into recess

UPVC double glazed window.

## Bedroom 2 9'9" x 9'0"

UPVC double glazed window and access to loft.

## Bathroom

Low level WC, washbasin and bath with overhead shower and glass screen, heated towel rail, tiled walls, tiled flooring and double glazed window.

## Outside

Lawned garden to the front. GARAGE in nearby block.

## Council Tax Band

The Council Tax Band is Band A.

## 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 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

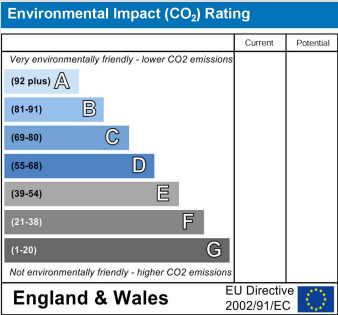
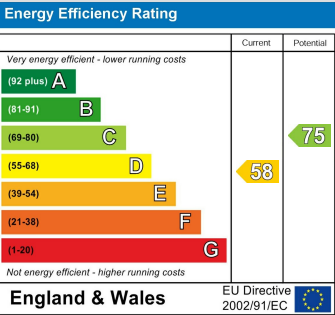
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

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

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

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