









A newly refurbished and immaculately presented two bedroom ground floor apartment sitting within the highly regarded Roker park estate, steeped in history and always held in high regard for those who wish to live within this fashionable coastal suburb.

Ideal for those who require a stair free living space, the property is available immediate on an unfurnished basis and is ideal for those professional tenants searching for a home in a convenient location, close to all amenities.

Comprising reception hall, a wonderful open plan living, dining room and kitchen with integrated appliances, two double size bedrooms and a bathroom, this wonderful home is sure to rent instantly and should be viewed as matter of urgency to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to entrance hall.

Entrance Hall



With wood laminate flooring, 2x storage cupboards, radiator and doors leading off to the two bedrooms, family bathroom and open plan kitchen and living area.

Open Plan Living Room and Kitchen 17'7" x 13'9"



Attractive, modern open plan kitchen and living area with 2x double glazed windows to the front, 2x radiators, feature electric fireplace. The kitchen area with fitted with contemporary wall and base units with marble work surface over incorporating a sink unit with mixer tap. Integrated appliances include an oven with electric hob with extractor fan over, fridge freezer, and washing machine. Main Eco Compact wall mounted boiler concealed within cupboard.

Bedroom 1 10'11" x 9'9"



Double glazed window to the front, double radiator and wood laminate flooring.

Bedroom 2 10'5" x 9'8"



Double glazed window to the front, radiator and wood laminate flooring.

Bathroom



Modern bathroom with low level wc with concealed cistern, wash hand basin with mixer tap, panel bath with over head shower and shower screen. Stone effect tiled walls and floor and ladder style heated towel rail

Outside

Allocated parking.

Council Tax Band

The Council Tax Band is Band B.

Move In Costs

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

Visit 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

MAIN ROOMS AND DIMENSIONS

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

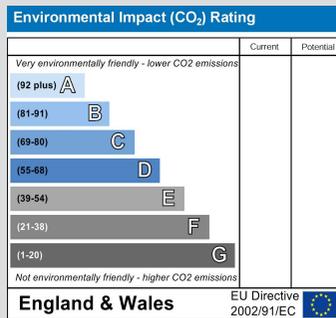
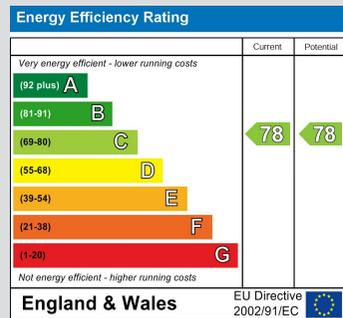
To arrange an appointment to view this property please complete an online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

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.



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