

Immaculately presented two bedroom first floor flat. The accommodation comprises entrance hall with stairs leading to the first floor, landing, lounge, kitchen, two bedrooms and bathroom all having the benefit of double glazing and gas central heating. Externally there is an enclosed yard to the rear. The property is situated on a leafy street in the popular residential area of Roker and is ideally placed for a range of amenities, close to good schools and just a short walk away from Roker Park and the beautiful coastline, the property boasts excellent transport links to Sunderland city centre and wider road networks. Early viewing is a must to appreciate what is on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed entrance door to

Entrance Hall

Stairs leading to

First Floor Landing

Access to loft.

Lounge 14'0" x 13'1"

UPVC double glazed window, radiator, living flame gas fire and feature fireplace surround. Laminate flooring.

Kitchen 16'0" x 6'5"

Fitted with a range of wall and base units, worktops, inset sinks, tiled splashback, gas hob, electric oven, extractor fan, UPVC double glazed window to the side, radiator and stairs leading to yard downstairs.

Bedroom 1 13'5" x 13'2"

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

Bedroom 2 7'3" x 7'0"

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

Bathroom 9'3" x 7'1"

WC, washbasin and bath with shower over, part tiled walls, UPVC double glazed window to the rear, radiator and laminate flooring.

Outside

To the rear of the property, this is an enclosed yard with an up and over door providing secure off street parking.

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.

Sea Road Viewings

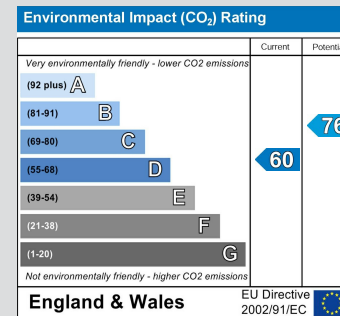
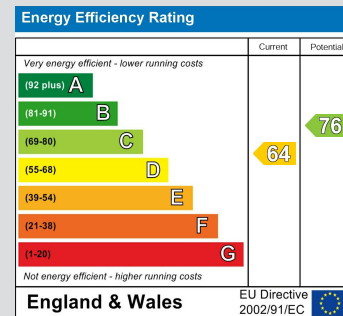
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323

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