









A spacious two bedroom first floor flat, close to the City Centre, available August 2022. The accommodation is accessed via its own private entrance on the ground floor with a staircase to the first floor. There is a lounge, breakfasting kitchen, two bedrooms and a separate WC. This convenient location is ideal for access to the extensive range of amenities and facilities available in Sunderland City as well as providing excellent transport connections to surrounding areas.

MAIN ROOMS AND DIMENSIONS

Entrance

Accessed via a double glazed entrance door. Staircase leading up to the first floor.

First Floors Landing

Central heating radiator and a double glazed window to the side.

Lounge 16'1" into bay x 11'0" into alcoves



The lounge has a double glazed bay window to the front and two radiators.

Breakfast/Kitchen 14'9" x 12'9"



Fitted with wall and base units with work surfaces over incorporating a sink and draining unit, integrated appliances include an electric oven with extractor chimney over, fridge/freezer and washing machine included. Double glazed window to the rear, radiator and a wall-mounted central heating boiler.

Bedroom 1 10'0" x 10'10" maximum including fitted wardrobes.



Double glazed window to the rear, radiator and fitted wardrobes.

Bedroom 2 9'4" x 9'1"



Double glazed window to the front and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Fitted with a pedestal wash hand basin and a panel bath with mainshead shower over. Double glazed window and a chrome ladder style radiator.

Separate WC

Fitted with a WC and a mini wash hand basin, double glazed window.

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 Arrangements

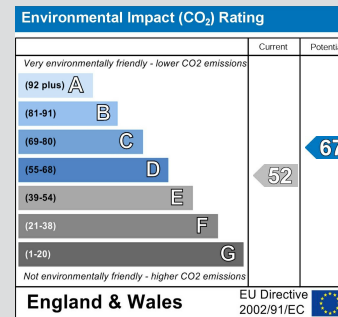
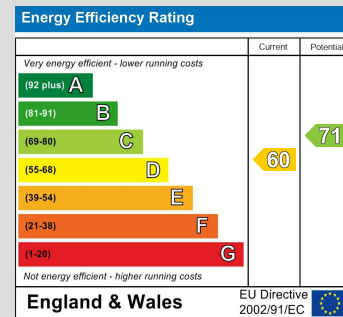
To arrange an appointment to view this property contact us on 0191 5103323, Option 2 or book a viewing online at peterheron.co.uk

Ombudsman

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

Opening Hours let

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



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