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Woodside, Ashbrooke, Sunderland

£895 PCM











A well presented second floor apartment, providing spacious and beautifully appointed accommodation. The apartment is accessed via its own private entrance into an entrance vestibule, connecting through to a hall with a magnificent, ornate ceiling. Internally the apartment comprises entrance hall, 20ft lounge with a bay window, fitted kitchen with integrated appliances, three good size bedrooms and a modern bathroom. Externally mature communal gardens to the front and to the rear there is a residents parking area. Available end of July on an unfurnished basis, internal inspection highly recommended.



# MAIN ROOMS AND DIMENSIONS

## Communal Entrance

Entrance via communal door with stairs leading to second floor.

## All on Second Floor

### Lounge 20'1" x 18'7"



Spacious lounge with a single glazed bay window and two radiators.

### Kitchen 14'2" x 8'2"



Range of wall and base units with work surfaces over incorporating a single bowl sink and drainer. Integrated oven and gas hob with extractor fan overhead, fridge freezer, washing machine and dishwasher. Storage cupboard and double glazed window.

### Bedroom 1 18'5" x 13'10"



Sash window and a radiator.

### Bedroom 2 17'6" x 11'3"



Double glazed window and a double radiator.

### Bedroom 3 14'8" x 12'10"



Sash window and a radiator.

### Bathroom



Low level WC, washbasin and bath with shower overhead, chrome heated towel rail and a storage cupboard.

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

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# MAIN ROOMS AND DIMENSIONS

## Outside



Generous communal gardens to the front as well as off street, residential parking to both the front and rear elevations with an electric roller shutter to the rear.

## 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.

## Fawcett Street Viewings

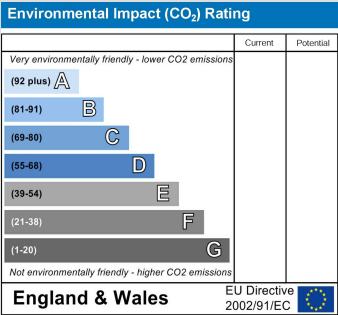
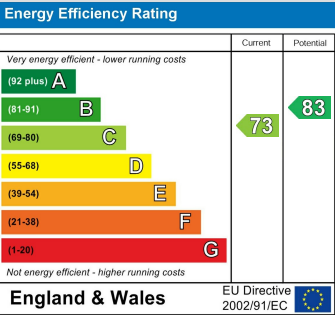
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman Fst

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



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