









This well presented first floor flat is available immediately on an unfurnished basis. Internally comprising of a living room, kitchen, two bedrooms and a bathroom and externally shared courtyard to the rear with roller shutter door providing off street parking. Walking distance to many excellent amenities including Pallion shops, Sunderland Royal Hospital, The University and Pallion Metro Station and only a few minutes drive from Sunderland City Centre with easy commuting to major road links.

MAIN ROOMS AND DIMENSIONS

First Floor Apartment

Landing

Single radiator and access to loft.

Bedroom 1 13'2" x 11'5"



Double glazed window, single radiator and storage cupboard.

Bedroom 2 14'1" x 11'1"



Double glazed window and single radiator.

Living Room 14'8" x 13'3"



Double glazed window, single radiator, plug in electric fireplace.

Kitchen 10'5" x 10'5"



Wall and floor cupboards with working surfaces over incorporating sink and drainer unit, integrated oven and hob with extractor hood, tile effect flooring, wall mounted gas boiler, double glazed window to rear. Access to steps down to shared courtyard.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin, panel bath and separate shower cubicle with overhead shower, part tiled walls, single radiator, double glazed window.

Outside



Shared courtyard with roller shutter access door.

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 Fst

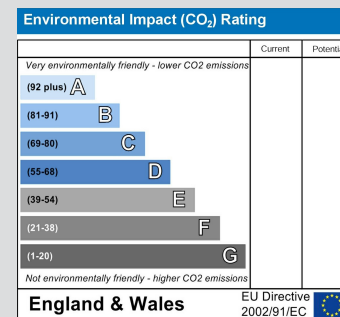
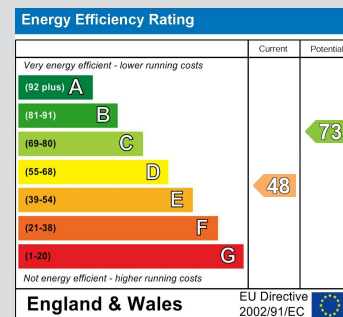
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6114 or book viewing online at peterheron.co.uk

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.



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