









This well presented one bedroom first floor flat is offered for let on an unfurnished basis. The accommodation comprises entrance hall, landing, kitchen, lounge, bedroom and bathroom all with the benefit of UPVC double glazing and gas central heating. Externally there is an enclosed gardens to the rear. Located in the popular residential area of Grangetown and is ideally located for a range of amenities and has good transport links to Sunderland city centre and wider road networks. Early viewing is a must. Available now!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed door to

Entrance Hall

Stairs to first floor.

First Floor Landing

UPVC double glazed window to side and loft access.

Lounge 10'10" x 10'8"

UPVC double glazed window to front and radiator.

Kitchen 9'4" x 7'5"

Fitted with wall and base units, worktops, inset sink, gas hob, electric oven, extractor fan and tiled floor.

Bedroom 1 14'3" x 8'11"

UPVC double glazed window to rear, radiator and two built in storage cupboards.

Bathroom 7'2" x 6'0"

WC, washbasin and bath with shower over, part tiled walls, UPVC double glazed window to rear, ladder radiator and tiled floor.

Outside

Enclosed garden to rear.

Lettings Important Notice Let

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 advisors 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.

Viewing

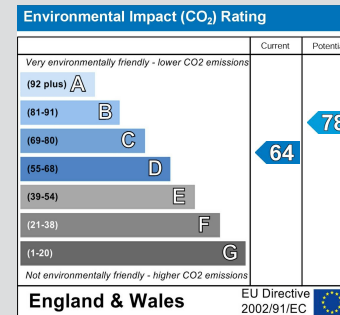
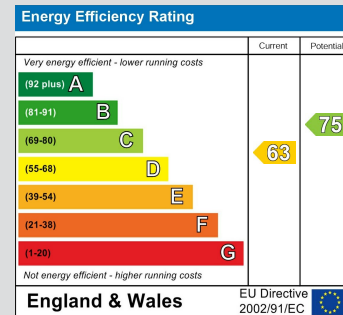
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323, Option 3.

Opening Hours

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

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS