









This delightful two bedroomed first floor apartment is situated in the highly regarded area of Chapelgarth. The internal accommodation comprises of living room, fitted kitchen, two bedrooms and a contemporary fitted bathroom. Externally there is a small garden to front and access to a garage to the rear in a nearby block. Conveniently located close to many excellent amenities including Doxford shopping centre and ideal for easy access to Doxford International Business Park, the A19 and Sunderland City Centre only a short drive away. Available Mid May 2025 on an unfurnished basis, early viewing recommended.

# MAIN ROOMS AND DIMENSIONS

## First Floor Flat

### Living Room 12'2" x 15'8"

UPVC double glazed window to front, single radiator, double radiator, storage cupboard housing Baxi combi boiler.

### Kitchen 8'9" x 6'6"

Wall and base units with work surfaces over incorporating sink and drainer, tiled splashbacks, integrated oven and hob with extractor, washing machine, double glazed window.

### Bedroom 1 10'6" x 9'11"

Double glazed window, fitted wardrobes and double radiator.

### Bedroom 2 11'8" into fitted robes x 9'1"

UPVC double glazed window to rear, single radiator and fitted wardrobes.

### Bathroom

Low level WC, washbasin and bath with overhead shower, tiled walls, double glazed window, double radiator.

### Outside



Garden to front. Garage in nearby block.

### Council Tax Band

The Council Tax Band is Band A.

## Move In Costs

Before moving in you will need to pay one month's rent and a bond equal to a months rent.

## 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

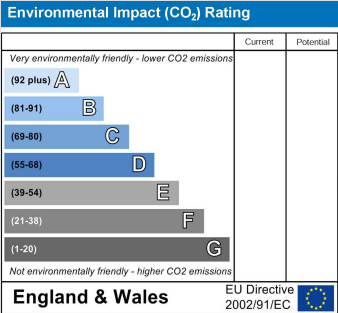
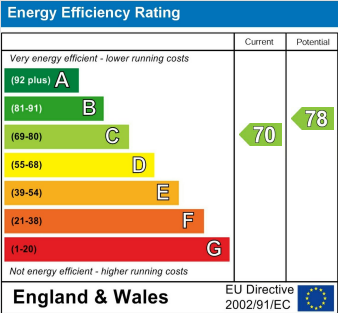
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6114 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

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

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